



Office space available in prime location

5211 W. Broad Street
Richmond, VA 23230



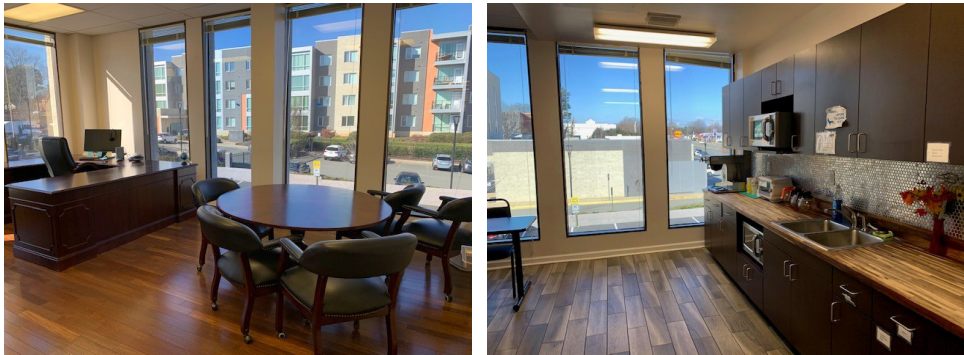
POLLARD & BAGBY
REAL ESTATE









Office space next to Willow Lawn

16,00 - 24,635 s.f. retail office for sublease

JLL is pleased to offer office space right in the heart of Richmond. Walking distance to retail, restaurants, businesses, and growing Willow Lawn.



Building features

-  6,570 - 24,635 s.f.
-  85 walkable score to retail, restaurants & businesses
-  Furniture is potentially available
-  Sublease through 12/31/2023
-  Broad Street signage available
-  Excellent visibility along Broad Street
- 25,000 VPD
- Immediate access to Interstate 64 & Interstate 95
- \$12.00/SF Full Service
- Tenant improvement allowance available



Income	2-mile	5-mile	10-mile
Average Household Income	\$105,531	\$82,306	\$87,861
Median Household Income	\$78,036	\$58,911	\$64,601

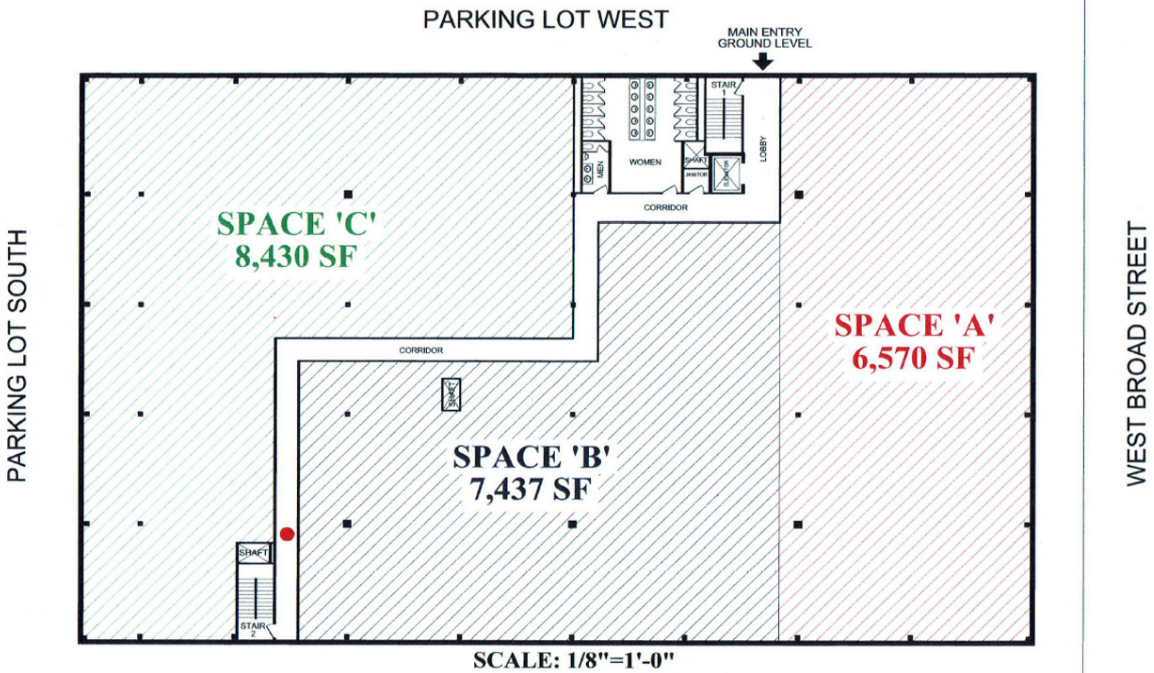
Source: Esri, 2020

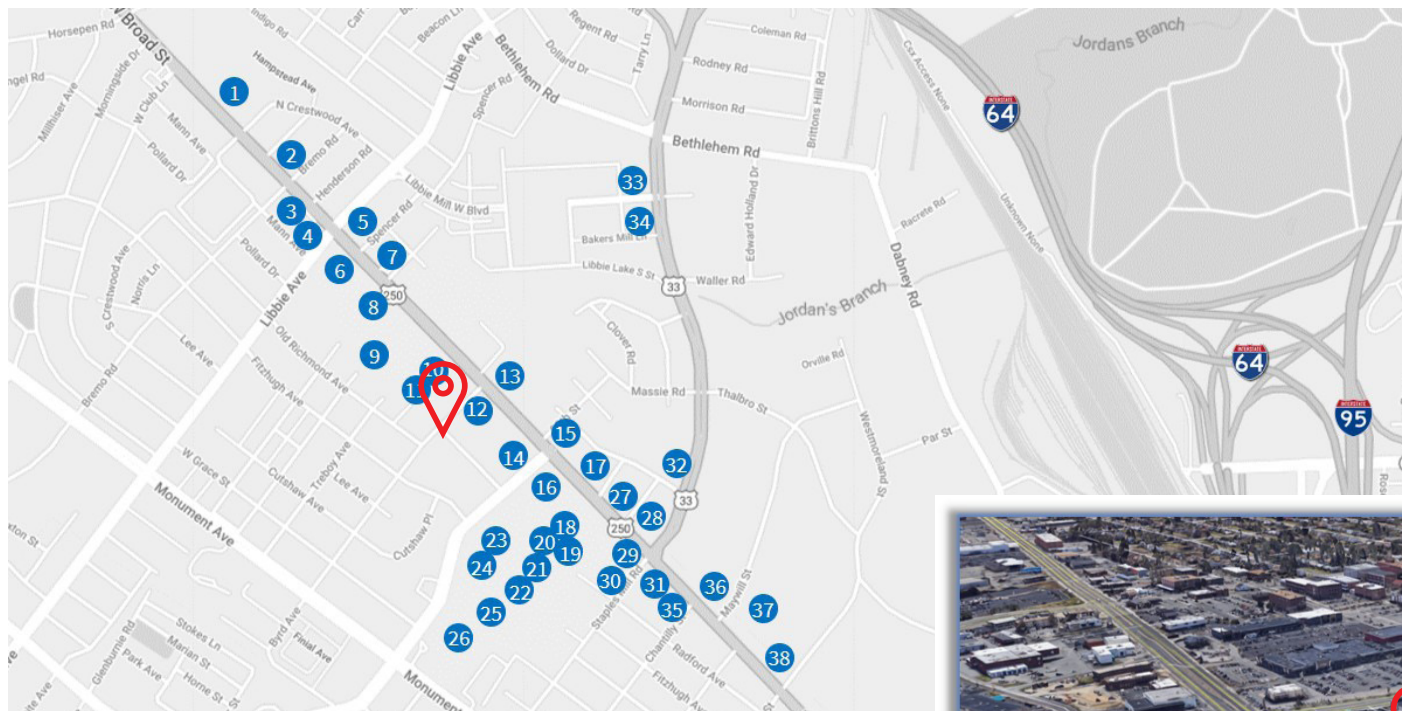
Population	2-mile	5-mile	10-mile
2010 Population	37,067	235,708	620,868
2020 Population	39,639	251,266	682,736
2025 Population Projection	41,008	259,379	709,687

Source: Esri, 2020

Households	2-mile	5-mile	10-mile
2010 Households	16,259	102,917	153,263
2020 Households	17,860	109,715	278,298
2025 Household Projection	18,489	113,227	289,142

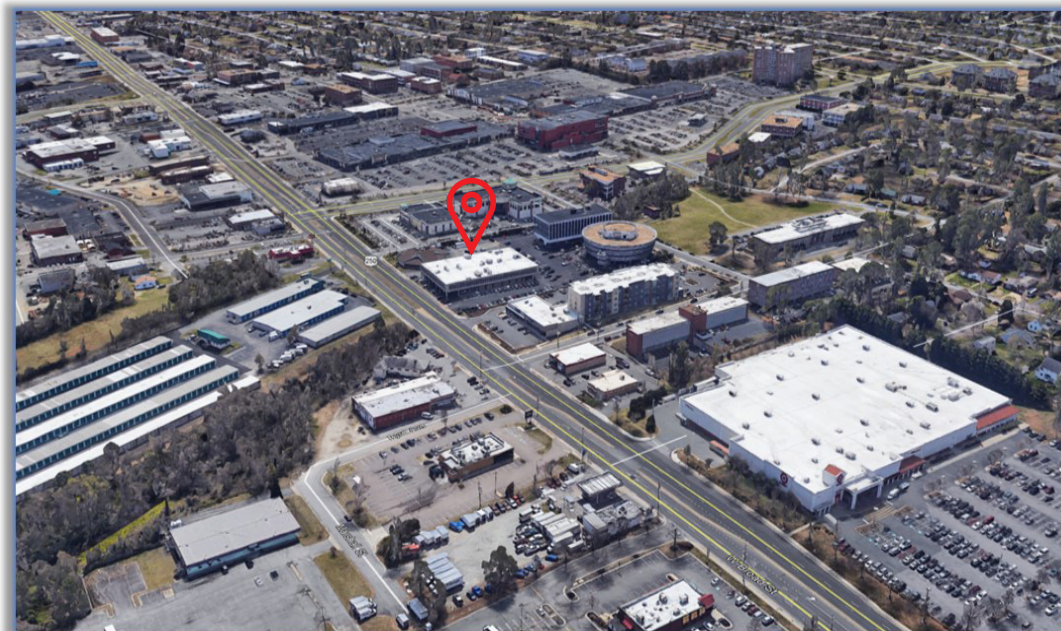
Source: Esri, 2020





Nearby amenities

- | | | |
|------------------------------|----------------------------------|----------------------------------|
| 1. Mekong | 15. Chipotle | 28. Krispy Kreme |
| 2. Arby's | 16. Panera Bread | 29. Wells Fargo Bank |
| 3. Taco Bell | 17. Chick-fil-A | 30. Amigos Family Restaurant |
| 4. Sonic Drive-in | 18. Noodles & Co. | 31. The Greek Taverna |
| 5. Jiffy Lube | 19. &pizza | 32. Holiday Inn Express |
| 6. FedEx Office Print & Ship | 20. Staples | 33. Crafted |
| 7. BB&T | 21. SunTrust | 34. Shagbark |
| 8. Einstein Bros. Bagels | 22. Saltbox Oyster Company | 35. Wendy's |
| 9. PetSmart | 23. Chopt Creative Salad Co. | 36. Cook Out |
| 10. Target | 24. Starbucks | 37. Lidl |
| 11. Starbucks | 25. Which Wich | 38. Richmond Ford Lincoln Dealer |
| 12. BetterMed Urgent Care | 26. Kroger | |
| 13. Meineke Car Care | 27. Firestone Complete Auto Care | |
| 14. CVS | | |



Contact

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