

LEASE

7037 STAPLES MILL ROAD
7037 Staples Mill Road Richmond, VA 23060



OFFERING SUMMARY

Lease Rate:	\$2,500 per month (MG)
Building Size:	5,624 SF
Available SF:	1,200 SF
Lot Size:	0.334 Acres
Year Built:	1947
Zoning:	B-1

PROPERTY HIGHLIGHTS

- ±1,200 SF B-1 zoned commercial space
- Lease Rate: \$2,500/month
- Flexible layout suitable for retail, office, or service use
- Strong visibility and access along Staples Mill Road corridor
- Ample nearby residential and commercial demand drivers
- Option to lease adjacent ±1.2-acre M-1 lot for \$3,200/month
- • Ideal for contractors or service users needing combined office and yard space

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	944	5,414
Total Population	449	2,115	11,396
Average HH Income	\$150,361	\$135,414	\$85,428

David Burks
(804) 366-2754



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

LEASE

7037 STAPLES MILL ROAD
7037 Staples Mill Road Richmond, VA 23060

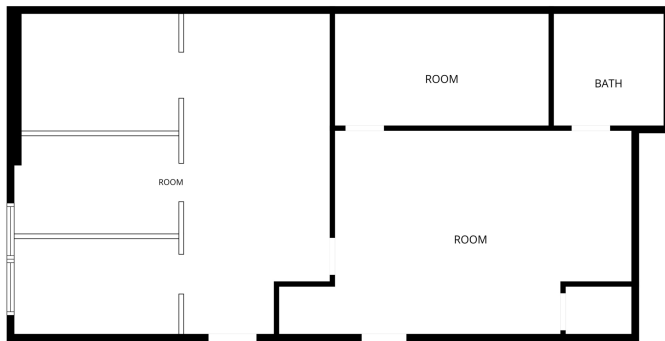


PROPERTY DESCRIPTION

Position your business in a high-visibility corridor along Staples Mill Road with this versatile $\pm 1,200$ SF commercial space in Henrico County's B-1 zoning district. This property is ideally suited for a wide range of neighborhood-oriented retail and service users permitted by-right under B-1, including professional offices, medical or wellness users, boutique retail, personal service providers (salon, spa, barbershop), financial services, and specialty shops. The manageable footprint offers an efficient layout for small businesses seeking strong road presence without excess overhead. The space is offered at \$2,500/month and presents an excellent opportunity for tenants looking to establish or expand in a well-trafficked, centrally located submarket with convenient access to major thoroughfares and surrounding residential density. In addition, users with outdoor storage, contractor yard, fleet parking, or light industrial needs can take advantage of the rare opportunity to lease the adjacent ± 1.2 -acre M-1 zoned lot for \$3,200/month. This flexible pairing creates a unique retail or office-plus-yard setup ideal for contractors, landscaping companies, equipment rental businesses, or service operators requiring both office and secured outdoor space.

LOCATION DESCRIPTION

Located in bustling Richmond, VA, the area at 7037 Staples Mill Road offers a vibrant environment for retail business. Situated in a high-traffic area, the location is surrounded by popular shopping centers, dining destinations, and entertainment venues, ensuring a steady stream of potential customers. Nearby attractions include Crossroads Shopping Center, Short Pump Town Center, and the Lewis Ginter Botanical Garden, providing ample opportunities for foot traffic and brand visibility. The area's dynamic mix of residential and commercial spaces creates a prime setting for retail success, making it an ideal location for businesses looking to thrive in the heart of Richmond.



FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

David Burks
(804) 366-2754



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE