

BROOKHILL AZALEA

5206-5246 CHAMBERLAYNE ROAD | RICHMOND, VA

RETAIL FOR LEASE | **ANCHOR OPPORTUNITY & PAD SITE**



Annie O'Connor | annie.oconnor@thalhimer.com | 804 697 3451
Jim Ashby | jim.ashby@thalhimer.com | 804 697 3455



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

BROOKHILL AZALEA

5206-5246 CHAMBERLAYNE ROAD | RICHMOND, VA

PROPERTY OVERVIEW

- 1,093 - 23,603 SF AVAILABLE
- 163,000+ SF neighborhood retail center
- Convenient access from Route 301 or I-95 and Route 1
- Easy Access to all major highways

PAD FEATURES

- 0.59 ACRE PAD
- 2,544 SF BUILDING
- Drive-thru opportunity
- Anchor opportunity next to Food Lion
- Pad available as ground lease or build-to suit

TENANTS & NEARBY RETAILERS



BROOKHILL AZALEA

5206-5246 CHAMBERLAYNE ROAD | RICHMOND, VA

EXECUTIVE SUMMARY

Center Size	163,008 SF on 16.191 acres
Anchors	Food Lion
Signage	Storefront & monument signage available

NEARBY FUTURE DEVELOPMENT

Helios Apartments
186 apartment units
Anticipated delivery Mid-late 2025

Crossings at Mulberry
150 townhomes
Delivery date May 2025



TRAFFIC COUNTS

19,000 VPD - Brook Road (Route 1)

17,000 VPD - Azalea Avenue

14,000 VPD - Chamberlayne Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,938	74,483	237,947
Households	3,980	34,789	106,518
Avg. Household Income	\$93,817	\$92,967	\$103,468
Daytime Population	8,662	87,391	335,424



BROOKHILL AZALEA CENTER PLAN

UNIT	TENANT
1	Food Lion
2	AVAILABLE - 2,020 SF
3	Best Wireless
4	Boost Mobile
5	Lokman's Best Wings
6	Lizzy's African Cuisine
7	Verizon
8	Flying Dragon
9-10	Upstream Jiu Jitsu
11	Jackson Hewitt

UNIT	TENANT
12-13	Adventure Dental
16	Redefine Beauty School
18	Wash House
19-21	Oak Health
22	A PARTY 4 U
23-25	First Access Day Support
26-27	Dollar General
28	AVAILABLE - 4,050 SF
29-36	AVAILABLE - 8,278 SF
37	AVAILABLE - 3,175 SF
38	AVAILABLE - 8,100

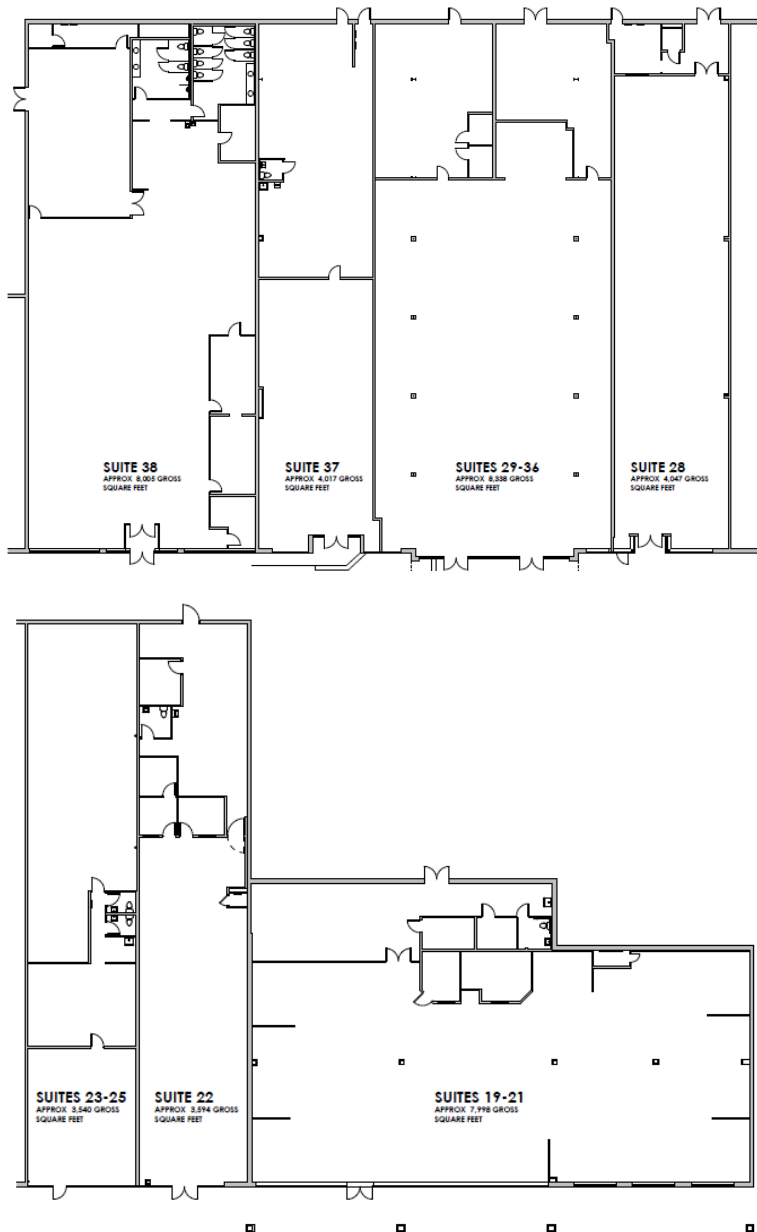
UNIT	TENANT
39	Metro PCS
39B	AVAILABLE - 1,093
40	Brookhill Tobacco and Vape
41	Citi Trends
43A	Dee's Barbershop
43	TJ Nails
44	Subway
45-46	Rainbow Shops
47	Peruvian Charcoal Chicken & Grill
OP 1	AVAILABLE - 2,544 SF
OP 2	KFC



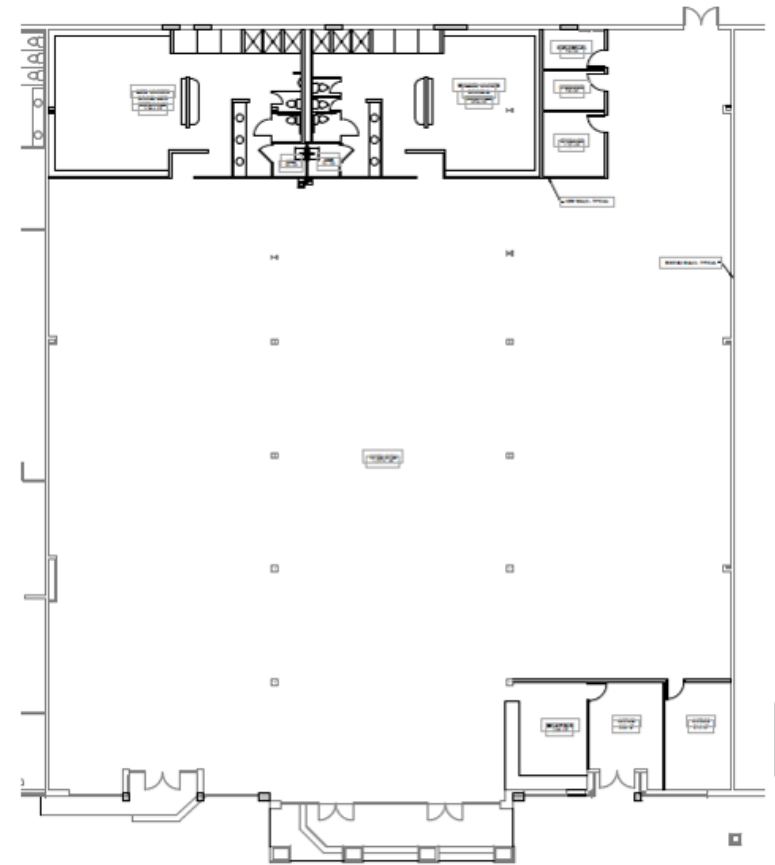
BROOKHILL AZALEA

SPACE PLANS

Current Layout of Available Space



Potential Layout for Units 28-37





Annie O'Connor
Senior Vice President
804 697 3451
annie.oconnor@thalhimer.com

Jim Ashby
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com



Thalhimer Center
11100 W. Broad Street, Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.