

# FOR LEASE

## WEST BROAD COMMONS

9031-9051 W Broad Street | Richmond, VA 23294



**S.L. NUSBAUM**  
REALTY CO.



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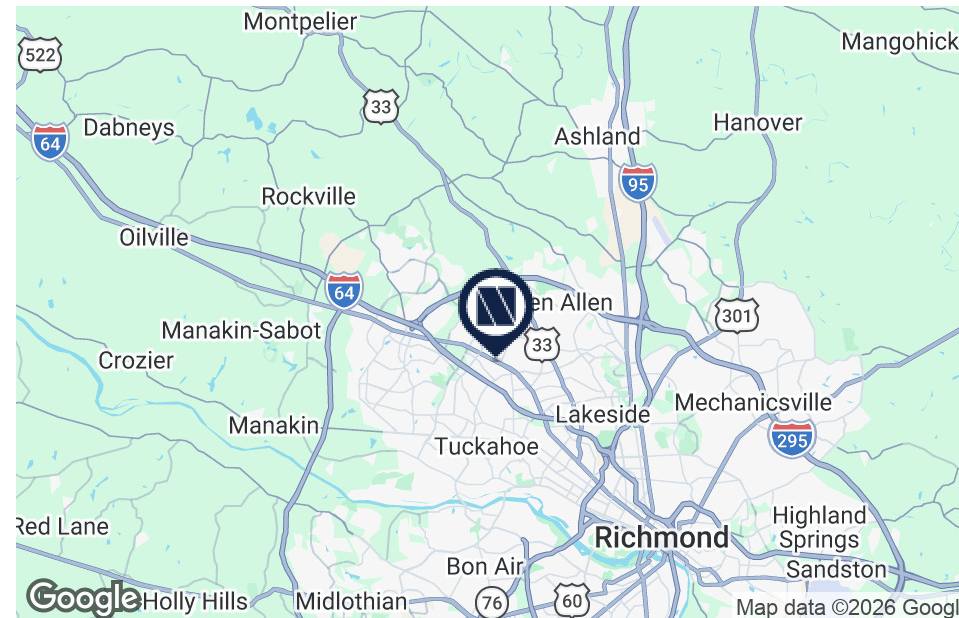
# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	109,551 SF
Available SF:	2,400 - 4,898 SF
Zoning:	B-2

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,827	98,276	219,783
Daytime Population	14,657	122,285	255,327
Total Households	6,825	40,871	87,684
Average HH Income	\$96,361	\$118,203	\$143,789

### PROPERTY OVERVIEW

**Become part of an established shopping center at West Broad Commons, offering strong storefront exposure, convenient access, and a well-established tenant mix that drives steady daily traffic.**

### PROPERTY HIGHLIGHTS

- Anchored by a high-traffic international grocery
- Prominently located on W. Broad St with strong daily traffic
- Close proximity to Short Pump and Innsbrook (5 Million SF of Class A Offices)
- Supported by a strong mix of national and local tenants
- Driven by strong daytime populations and grocery and dining options

# SITE PLAN

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### LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,400 – 4,898 SF
Lease Term:	Negotiable
Lease Rate:	Contact Agents

### AVAILABLE SPACES

SUITE	TENANT	SIZE
Unit 3	Available	2,400 SF
Unit 12	Available	4,898 SF
Unit 15	Available Soon	2,720 SF



### LEGEND

Available

Available Soon

Unavailable



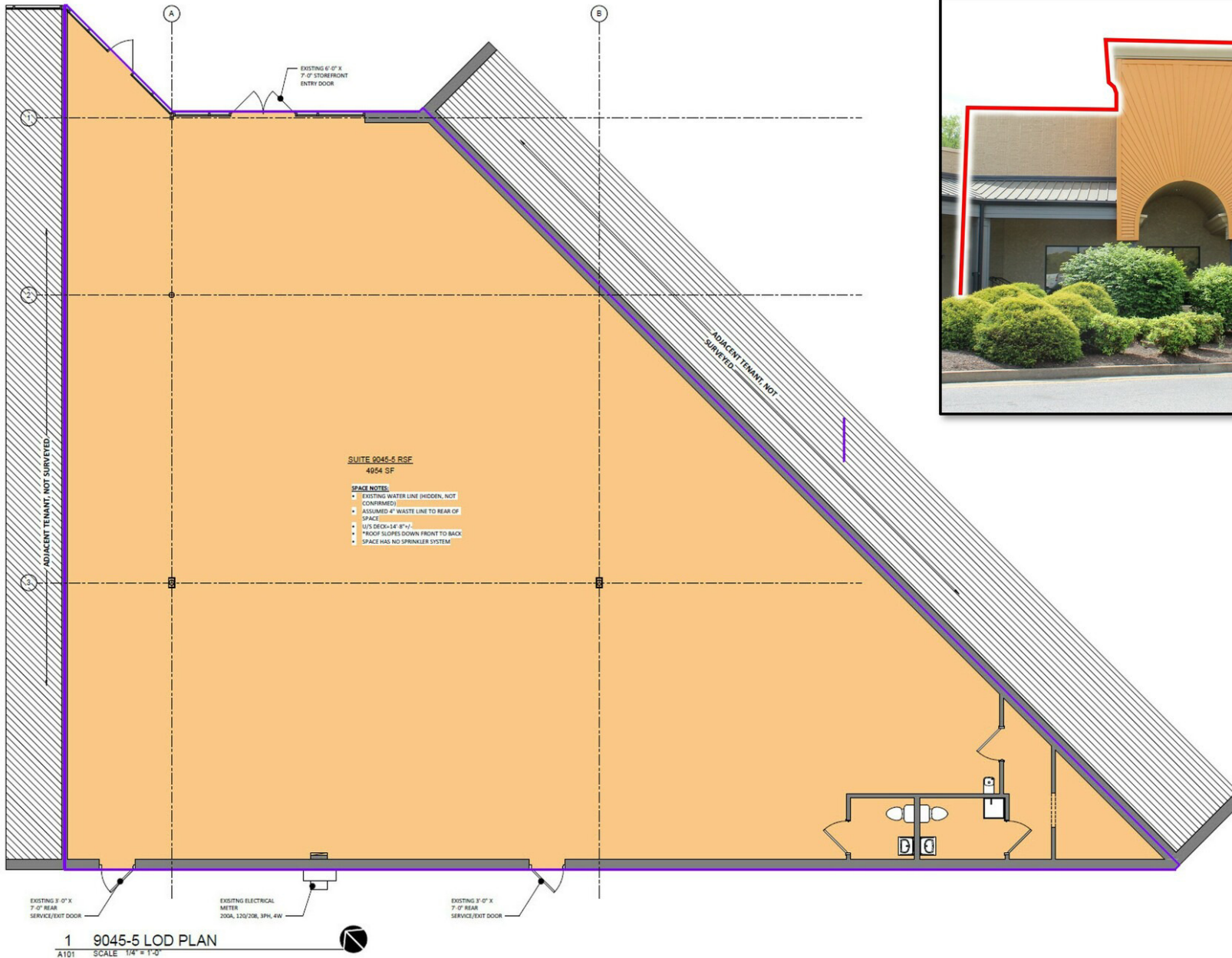
# UNIT 12 FLOOR PLAN - 4,898 SF

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# EXTERIOR PHOTOS

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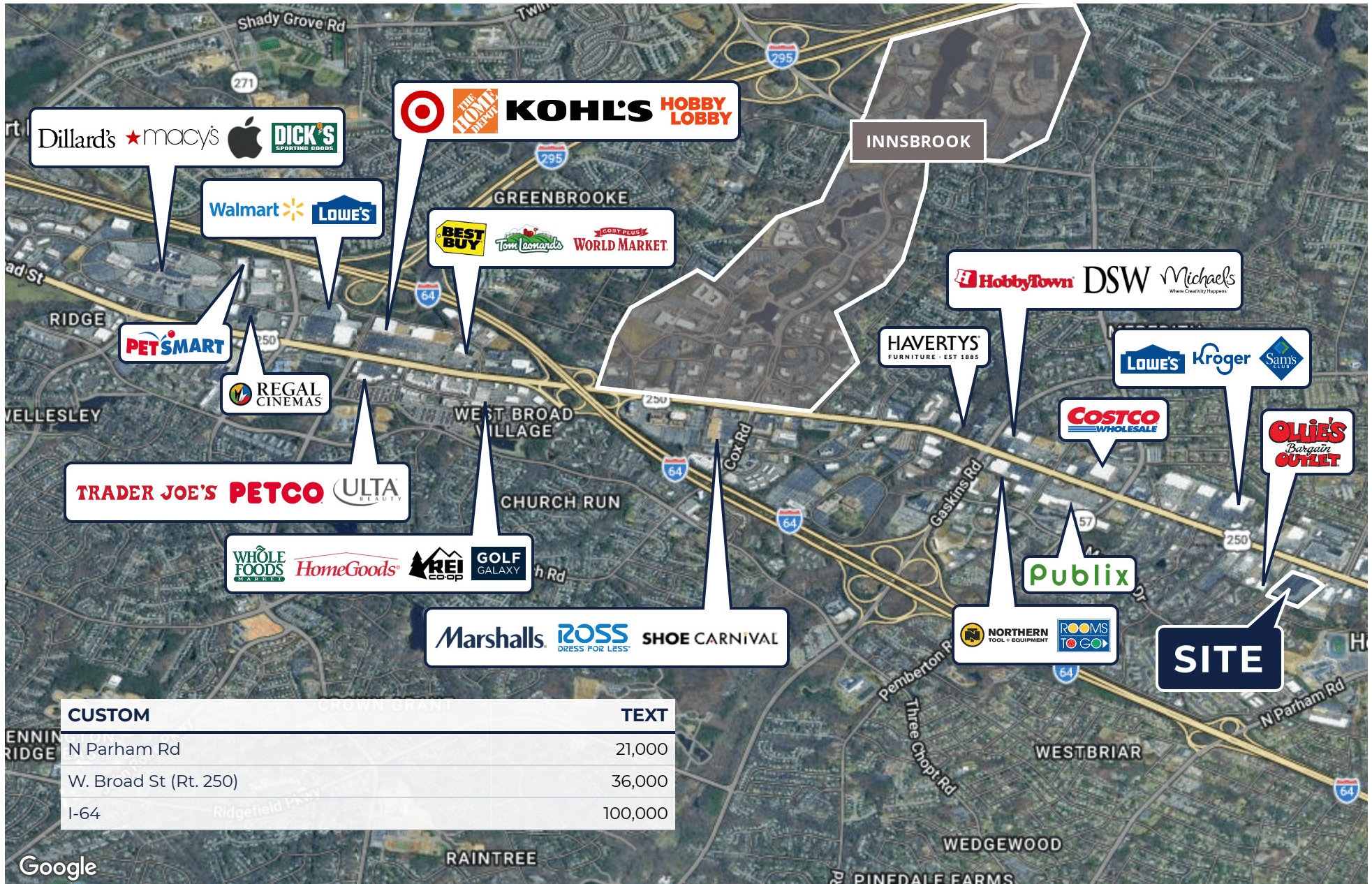
# TRADE AREA

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# CONTACT INFORMATION

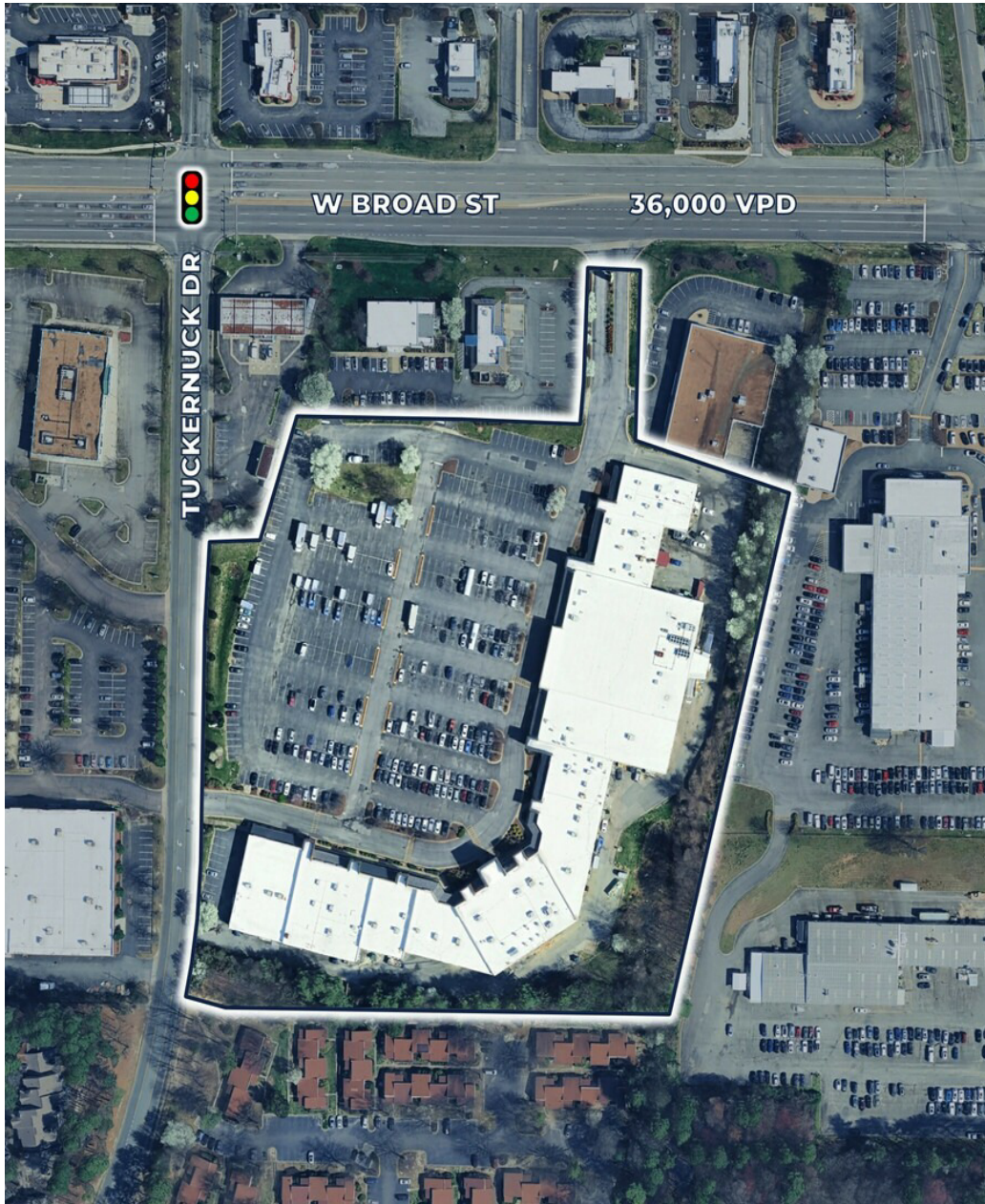
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