



AIRPORTSOUTH

COMMERCE CENTER

Airport Drive | Henrico, VA 23231



Available:

BUILDING A: 12,000± SF Office/Warehouse Class A build-to-suit opportunity

BUILDING B: 334,800± SF Distribution/Manufacturing Class A build-to-suit opportunity

BUILDING C: 69,120± SF Distribution/Manufacturing Class A build-to-suit opportunity

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COMMONWEALTH
COMMERCIAL

Comprehensive Property Solutions

SPECIFICATIONS

AIRPORT SOUTH COMMERCE CENTER

is conveniently located at Airport Drive and Pocahontas Parkway (Route 895) in Henrico County allowing efficient access to I-95, I-64 and I-295. The 55.5± acre park can accommodate a diverse tenant mix and SF size requirements. The developer has Build-to-Suit capabilities for the 334,800± SF, 69,120± SF, and 12,000± buildings. All of these buildings have the ability to modify in order to fit tenant/buyer business needs.

DEMOGRAPHICS:



3 MILE: 17,863
5 MILE: 70,209
10 MILE: 400,244

2023 POPULATION



1 MILE: 1,143
3 MILE: 2,753
5 MILE: 17,855

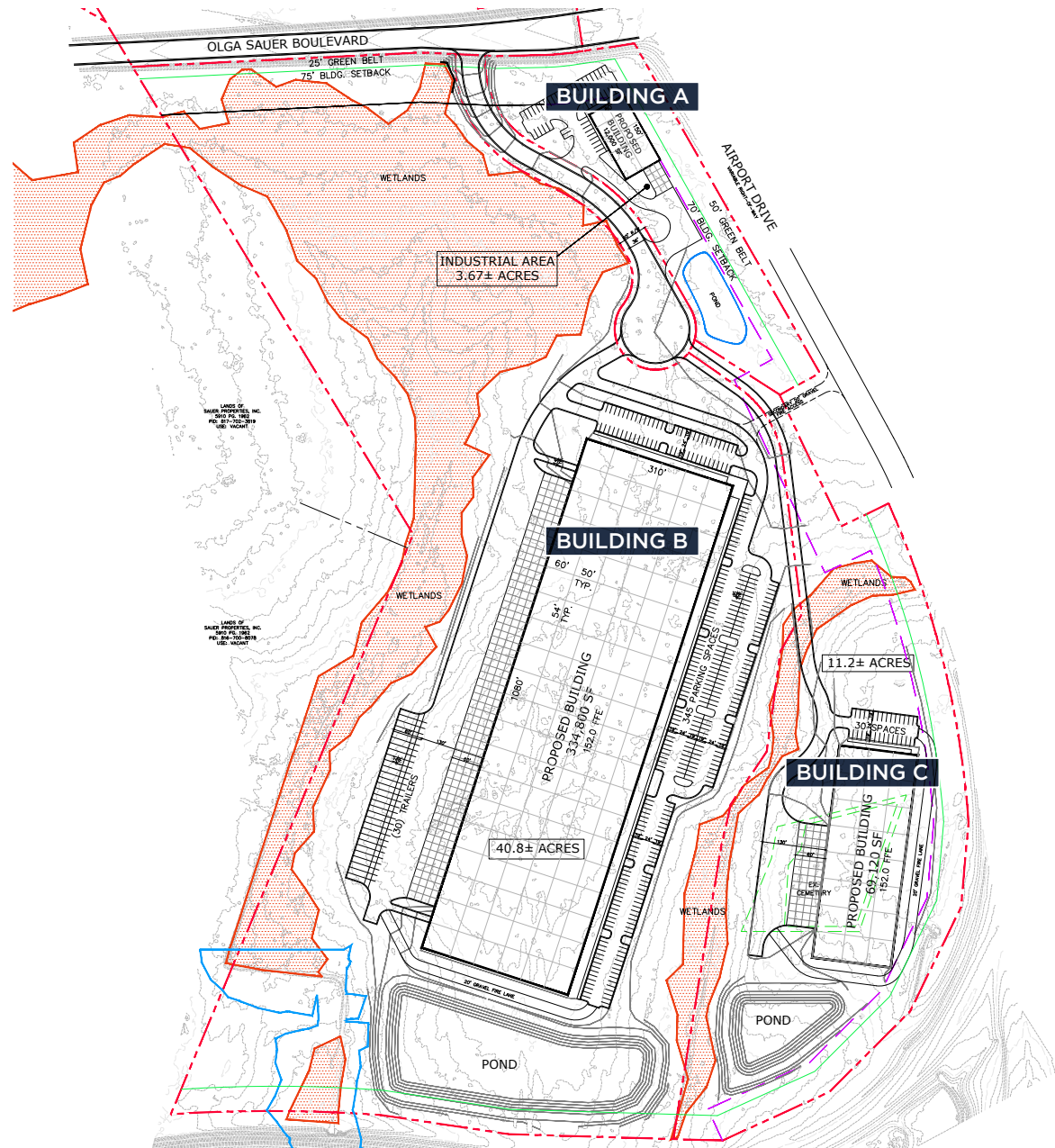
TOTAL BUSINESSES



1 MILE: 14,679
3 MILE: 58,246
5 MILE: 334,901

DAYTIME EMPLOYMENT

SITEPLAN



SITEPLAN OVERLAY

Building A

- › 12,000± SF Class A build-to-suit opportunity
- › 3.67± acre site

Building B

- › 334,800± SF Class A build-to-suit opportunity
- › 40.8± acre site

Building C

- › 69,120± SF Class A build-to-suit opportunity
- › 11.2± acre site



SURROUNDING AREA

RC TRANSFER
GLOBAL LOGISTICS SERVICES

RIVERSIDE LOGISTICS
Specialized • Customized • Capable

BEST BULLY STICKS

TDEBS

Phoenix Metals

CROWN

HDSUPPLY
Farmers Please Don't Do Society's Bids

Thomas & Betts
Power Solutions

IRON MOUNTAIN

TireHub

cobotiq

KÖRBER

WestRock

KSB

SWIFT
TRANSPORTATION

Dominion Energy

REPUBLIC SERVICES

Mondelēz International

Henrico Federal Credit Union

TOTAL PACKAGING SERVICES

Kraft **SAN-J**

Kempsville
Building Materials

NOVOLEX

ANORD MARDIX
A Flex Company

Worldwide

GraybaR

ceva
LOGISTICS

XLS Entertainment

WestRock

Forward

Specialty BEVERAGE VA
a Southern Family Company

BYRD CENTER

DHL EXPRESS

Lineage

DRYTAC

Productiv

BIZERBA

STEVES

NYW
新裕華

RICHMOND
INTERNATIONAL AIRPORT

AIRPORT SOUTH
COMMERCE CENTER

MARKET OVERVIEW

RICHMOND SNAPSHOT

RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond is drawing national attention for the many advantages it offers to businesses. Leading publications like the Wall Street Journal and [kiplinger.com](https://www.kiplinger.com) have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. With a top ranking for business from Forbes and CNBC and below average wage, payroll, workers comp, and unemployment costs, Richmond is consistently considered as a top place to locate a business.

RICHMOND'S ECONOMIC INDICATORS ARE STRONG:

Strong job growth and low unemployment make Richmond attractive to businesses.

Major Industries: **Bio-science, Technology, Financial services**

Gross Metro Product: **\$85.9 B***

Job Growth: **1.2%***

Unemployment Rates +	RIC	USA
2022	2.8%	3.3%
2023	2.9%	3.5%



EIGHT FORTUNE 500 COMPANIES IN RICHMOND, VA

Company Name	Revenue \$M	Richmond Employees*	Corporatwide Employees	Line of Business
Performance Food Group	\$30,398.9	819	22,885	Food wholesale
Altria	\$21,111	3,850	6,000	Tobacco products
Carmax	\$20,092	2,475	26,889	Automotive retailer
Dominion Energy	\$14,218	5,433	17,100	Electric and gas utility
Markel	\$12,846	1,886	20,300	Insurance
Owens & Minor	\$9,785	609	17,300	Health care wholesaler
Genworth Financial	\$7,882	850	2,500	Insurance
ARKO	\$6,412.6	500	11,236	Convenience stores

*From <https://www.forbes.com/places/va/virginia-beach/>

+From https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf

#From <https://www.city-data.com/us-cities/The-South/Norfolk-Economy.html>



RICHMOND'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,300,000***

Net Migration: **1,760***

Median Household Income: **\$69,504***

Average Hourly Wage+	RIC	USA
All Occupations	\$28.88	\$29.76
Management Analysts	\$45.26	\$50.32
Real Estate Sales Agents	\$35.50	\$31.66
Loan Interviewers & clerks	\$22.96	\$22.47
Construction Laborers	\$17.43	\$22.29

Median Home Price: **\$280,000***

Cost of Living: **3% below nat'l avg***

RICHMOND'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

High education levels attract and produce a vibrant workforce

High School Attainment	90%
College Attainment	36.8%
Graduate Degrees	14%

Top Higher Education: University of Richmond, Virginia Commonwealth University, VCU Medical Center, VCU School of Dentistry, Virginia Union University, J. Sargeant Reynolds Community College

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Virginia Museum of Fine Arts, Black History Museum, Valentine Museum, Edgar Allen Poe Museum, American Civil War Museum**

Top Theaters: **Altria Theater, Dominion Arts Center, Landmark Theater, Virginia Repertory Theater**