FOR LEASE

Branchway Business Center

11311 Business Center Drive, N. Chesterfield, VA 23236



Exclusive Agent:

WILSON FLOHR, SIOR
(804) 521-1458
wilson@porterinc.com

- Suite B: 2,100 SF± Office/Warehouse
- Loading Dock
- Zoning I-1
- Warehouse Ceiling Height: 15'-16'
- Well Maintained Business Park
- For Lease: $14.50/SF Modified Gross

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER REALTY

SIOR CCIM

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PROPERTY PHOTOS

11311 Business Center Drive | North Chesterfield, VA 23236



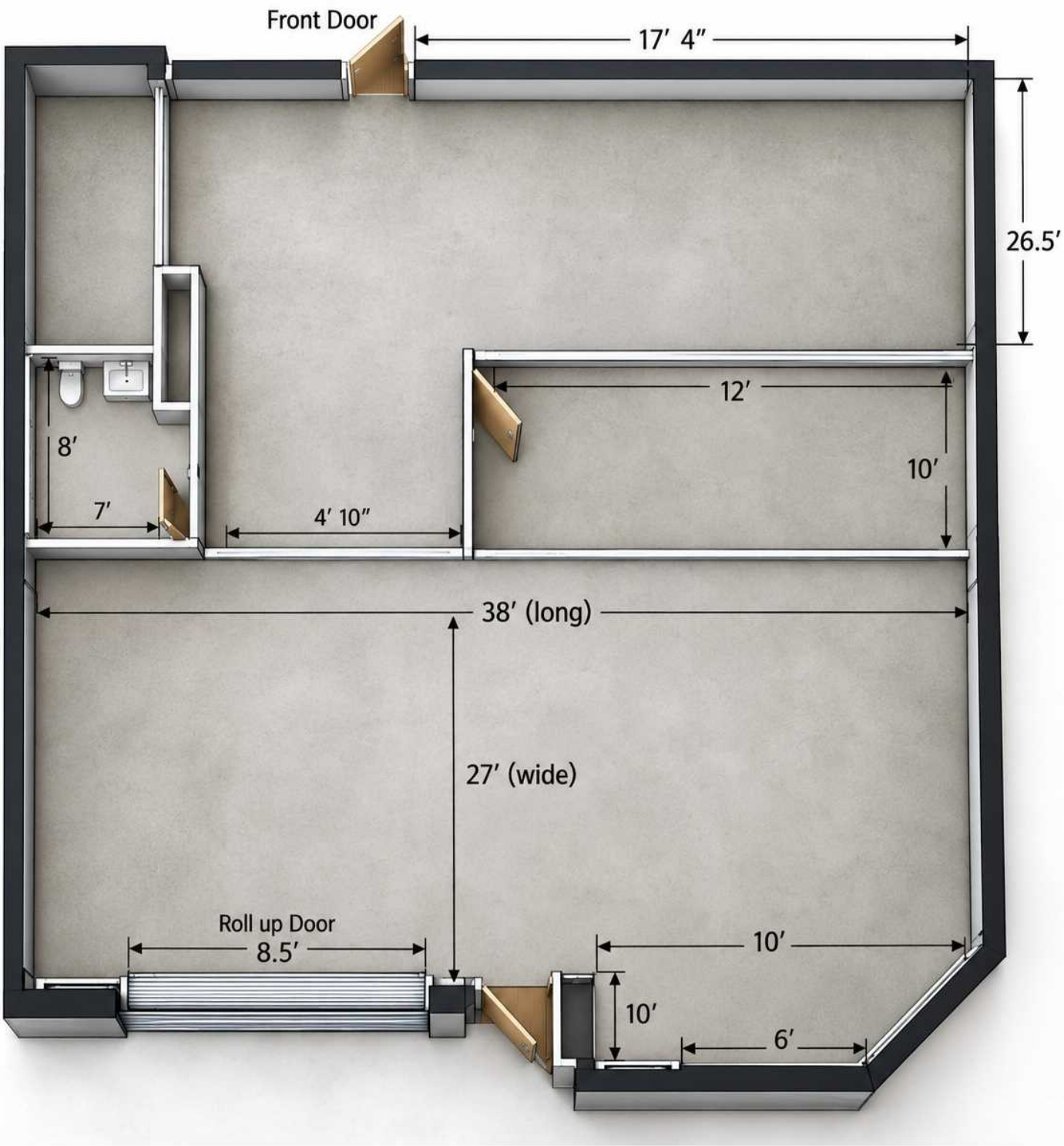






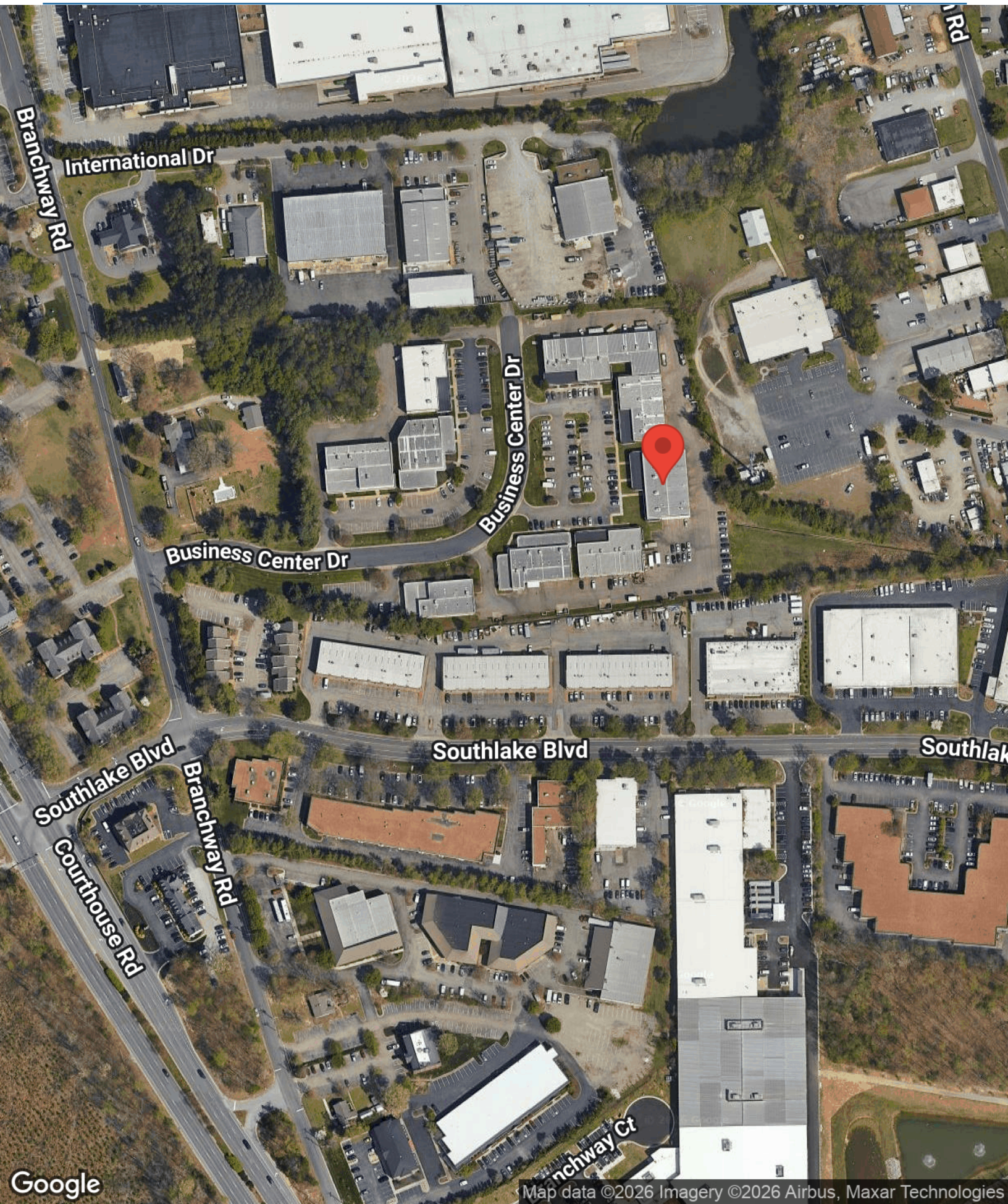
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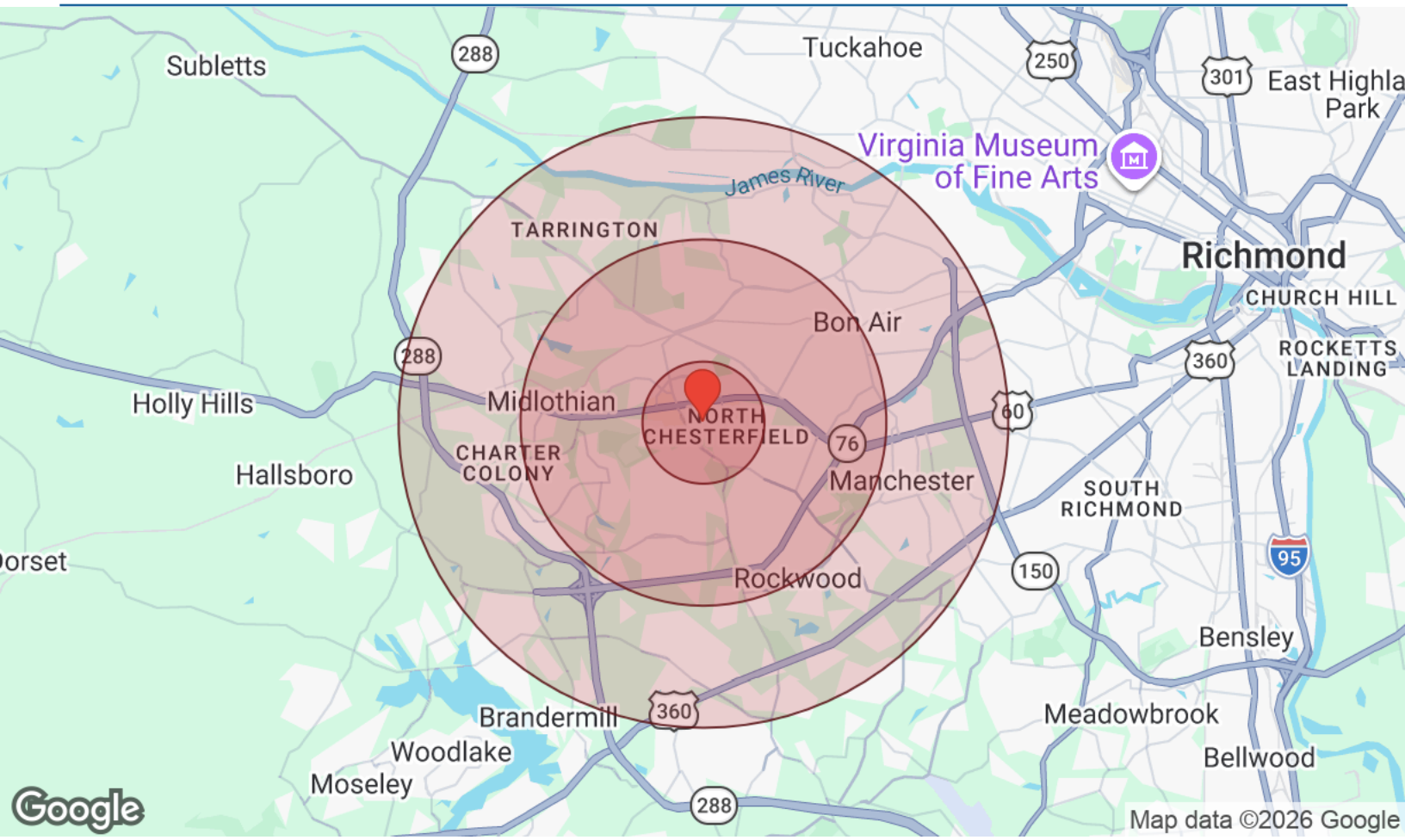
AERIAL MAP

11311 Business Center Drive | North Chesterfield, VA 23236



DEMOGRAPHICS

11311 Business Center Drive | North Chesterfield, VA 23236



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,587	29,041	67,821
Female	1,669	31,513	74,912
Total Population	3,257	60,554	142,733

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,099	39,754	87,381
Black	597	10,530	30,445
Am In/AK Nat	4	73	171
Hawaiian	N/A	6	29
Hispanic	335	5,722	14,330
Asian	123	2,773	6,509
Multiracial	92	1,599	3,654
Other	7	91	214

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,362	25,797	62,462
Occupied	1,286	24,382	58,911
Owner Occupied	1,022	18,533	40,222
Renter Occupied	264	5,849	18,689
Vacant	77	1,416	3,551

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	589	10,891	25,652
Ages 15 - 24	340	6,596	15,742
Ages 25 - 54	1,199	22,301	54,123
Ages 55 - 64	399	7,629	17,443
Ages 65+	729	13,136	29,772

Income	1 Mile	3 Miles	5 Miles
Median	$119,756	$107,635	$99,053
Under $15k	48	1,088	3,659
$15k - $25k	15	507	1,584
$25k - $35k	32	956	3,055
$35k - $50k	66	1,811	4,779
$50k - $75k	155	3,512	9,166
$75k - $100k	192	3,273	7,497
$100k - $150k	392	6,023	11,734
$150k - $200k	91	2,931	7,110
Over $200k	295	4,280	10,328

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