

FOR LEASE

Granite Springs Trade Center

225 - 245 Granite Springs Rd, N.Chesterfield, VA 23225



Exclusive Agent:

Wilson M. Flohr
804.521.1458
wilson@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

- Suite 237: 2,225 SF +/- (Available 2/1/24)
- Zoning C-5
- Flex Space
- Drive in Doors
- Lease Rate: \$2,500/month As-Is Industrial Gross



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Industrial Property For Lease



OFFERING SUMMARY

Available SF:	2,225 SF
Lease Rate:	\$2,500/Mo
Lot Size:	0.42 Acres
Building Size:	13400 SF
Zoning:	C-5
Market:	SWQ
Submarket:	Rt60Ches



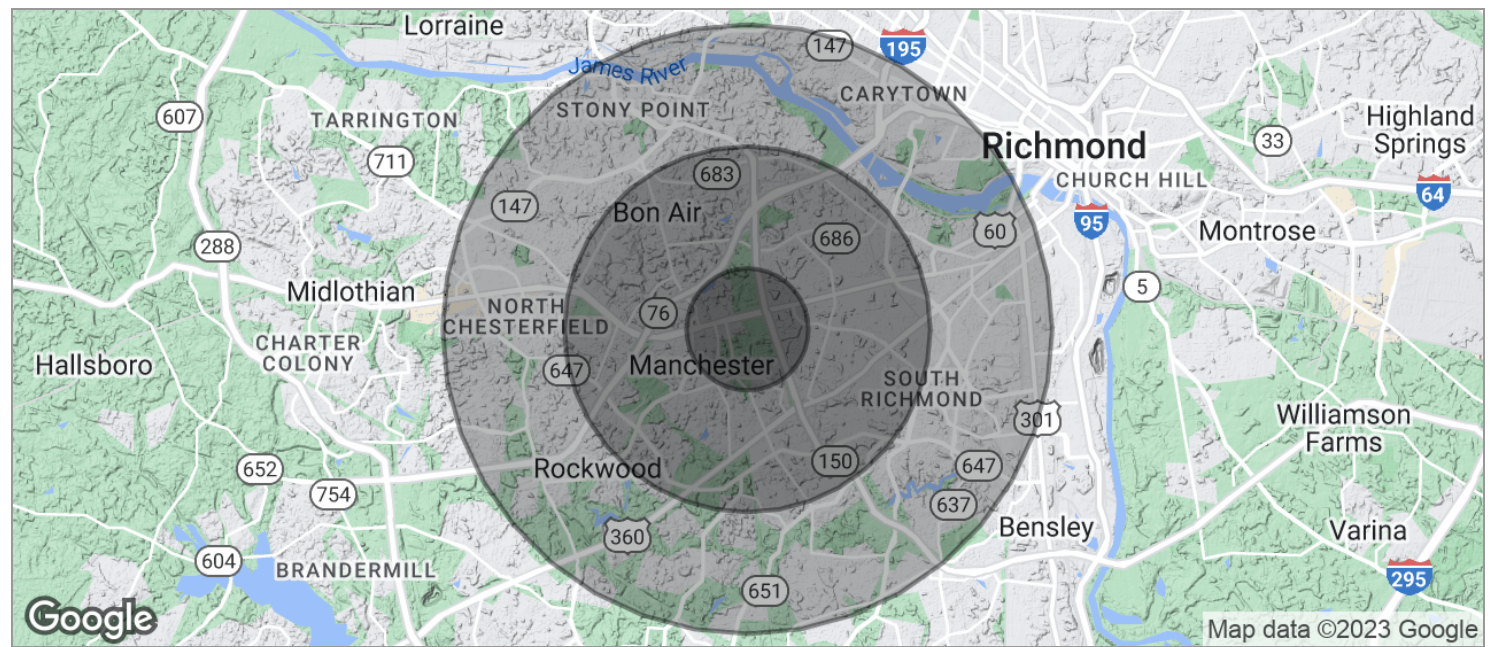
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,660	27,857	67,453
Total Population:	6,515	69,047	169,093
Average HH Income:	\$52,501	\$58,716	\$70,308

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,515	69,047	169,093
MEDIAN AGE	32.4	34.7	36.7
MEDIAN AGE (MALE)	31.2	33.5	34.9
MEDIAN AGE (FEMALE)	33.5	35.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,660	27,857	67,453
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$52,501	\$58,716	\$70,308
AVERAGE HOUSE VALUE	\$158,571	\$214,553	\$256,029

* Demographic data derived from 2020 ACS - US Census

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