

# AVAILABLE

## 909 Oliver Hill Way

909 Oliver Hill Way, Richmond, VA 23219



### Exclusive Agent:

**CLIFF PORTER, CCIM, SIOR**  
(804) 521-1442  
cliff@porterinc.com

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

**PORTER**  
R E A L T Y

**CORFAC**  
INTERNATIONAL

**SIOR**

**CCIM**

### HIGHLIGHTS

- 8,252 SF Total with 7,095 SF on 1st floor and 1,157 SF of office mezzanine
- 24 parking spaces – add'l available
- 5 Drive-Ins – (2 - 12'x 12' & 3 - 12' x 14')
- 1 Platform Dock – 8' x 8'3"
- Approximately 17' clr
- 1.72 acres - fully fenced
- Zoned M-1
- For Lease: Call Owner/Agent for Information

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# TABLE OF CONTENTS

909 Oliver Hill Way | Richmond, VA 23231

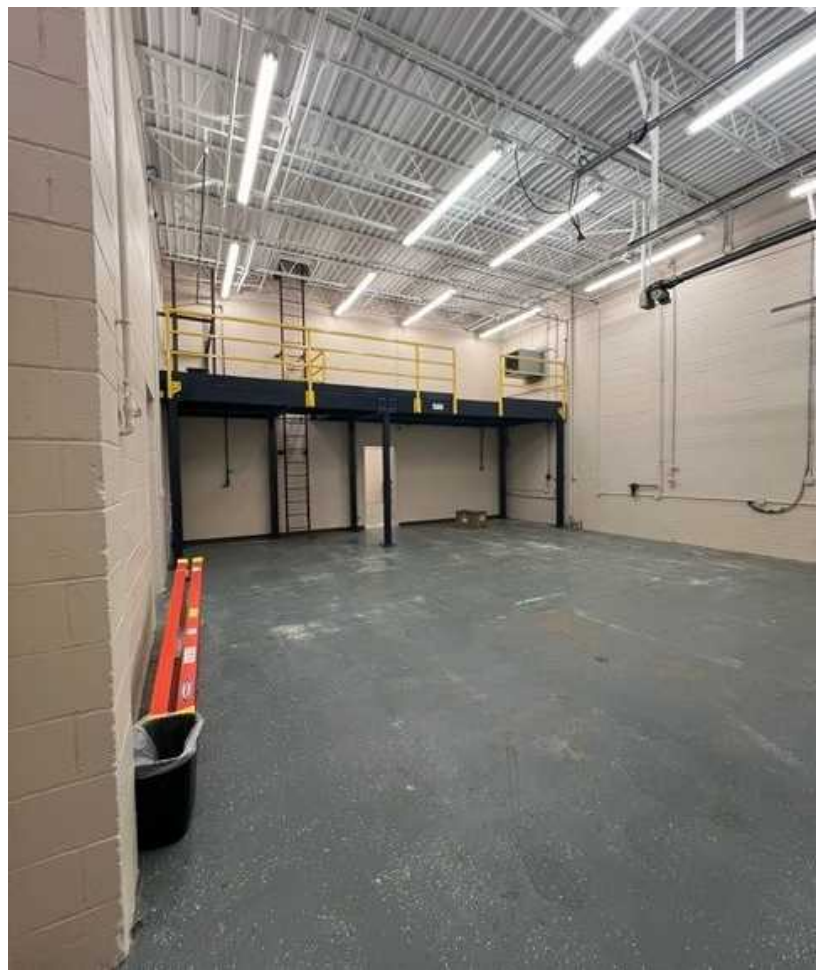
---

Property Photos .....	3
Floor Plan .....	4
Survey .....	5
Location Maps .....	6
Demographics .....	7



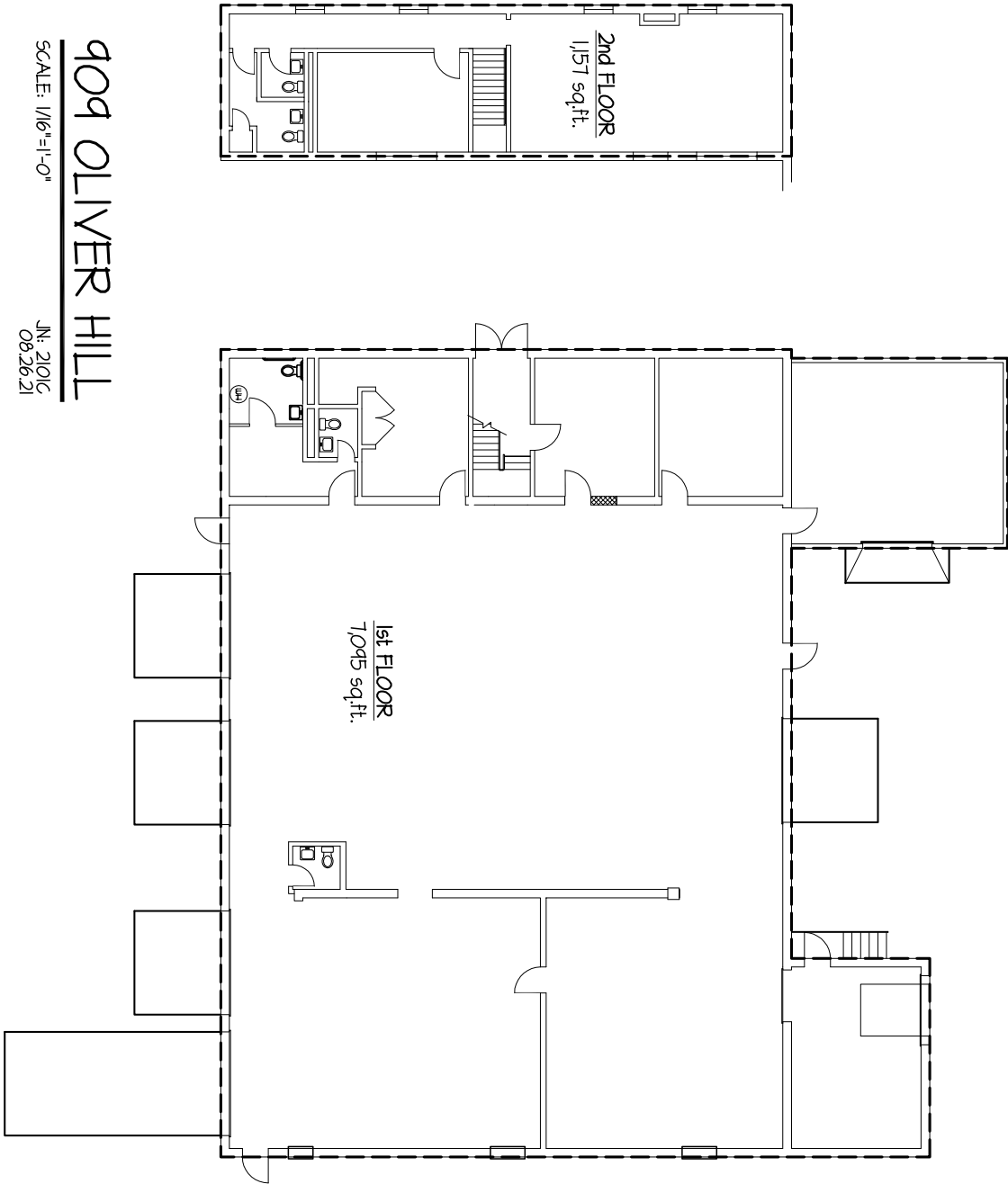
# PROPERTY PHOTOS

909 Oliver Hill Way | Richmond, VA 23231



# FLOOR PLAN

909 Oliver Hill Way | Richmond, VA 23231



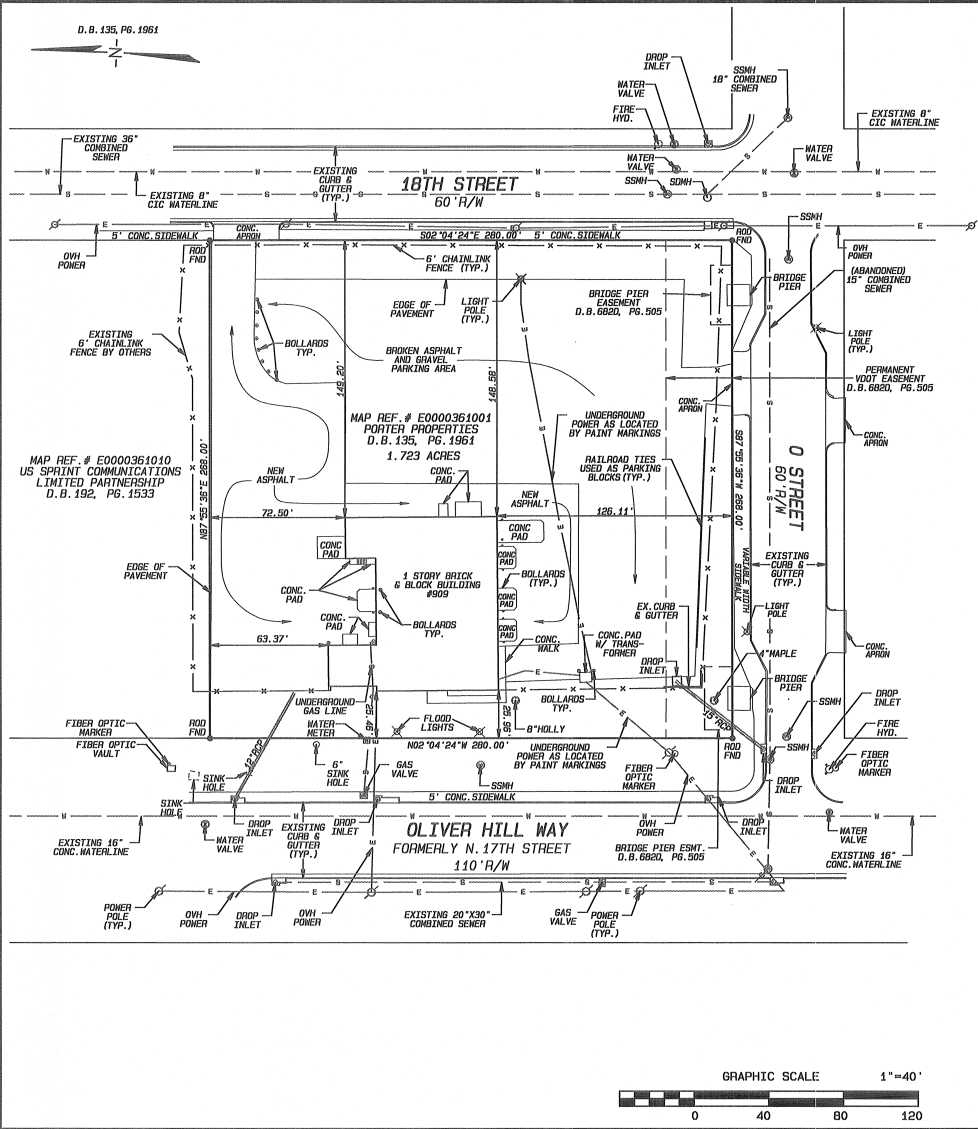
Cliff Porter, CCIM, SIOR  
(804) 521-1442  
cliff@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | [www.porterinc.com](http://www.porterinc.com)

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





To: Lawyers Title Insurance Corporation and 909 North 17th Street, L.L.C.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect as of the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the Commonwealth of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is specified within.

Date: JULY 1, 2008  
Signed: \_\_\_\_\_  
Registration No. 002349

- NOTES:
1. THE FOLLOWING EASEMENT CANNOT BE PLOTTED AND THEREFORE IS NOT SHOWN: EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN D.B. 6648 P.G. 45
  2. THIS PROPERTY APPEARS TO FALL WITHIN FLOOD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY-PANEL NUMBER 510129 0010 C, REVISED JULY 20, 1998.

PLAT OF PROPERTY SITUATED ON THE  
EASTERLY LINE OF OLIVER HILL WAY,  
THE WESTERLY LINE OF 18TH STREET,  
AND THE NORTHERLY LINE OF O STREET  
CITY OF RICHMOND, VIRGINIA

EDAA ENGINEERING DESIGN ASSOCIATES ARCHITECTS • ENGINEERS • CONSTRUCTION MANAGERS SURVEYORS • ENVIRONMENTAL SCIENTISTS	
6426 LABURNUM AVENUE RICHMOND, VIRGINIA 23231 PHONE: 804-234-0100 FAX: 804-234-0104	PO BOX 805 WILCOX CHURCH 22879 PHONE: 804-580-2927 FAX: 804-580-3354
REVISION:	DESCRIPTION:
NO. DATE	
1	
#909 OLIVER HILL WAY CITY OF RICHMOND, VIRGINIA ALTA/ACSM SURVEY DRAWN BY: CHS CHECKED BY: CHS DATE: JULY 1, 2008 PROJECT NO. 6002	
DRAWING NO. 1	OF 1

Cliff Porter, CCIM, SIOR  
(804) 521-1442  
cliff@porterinc.com

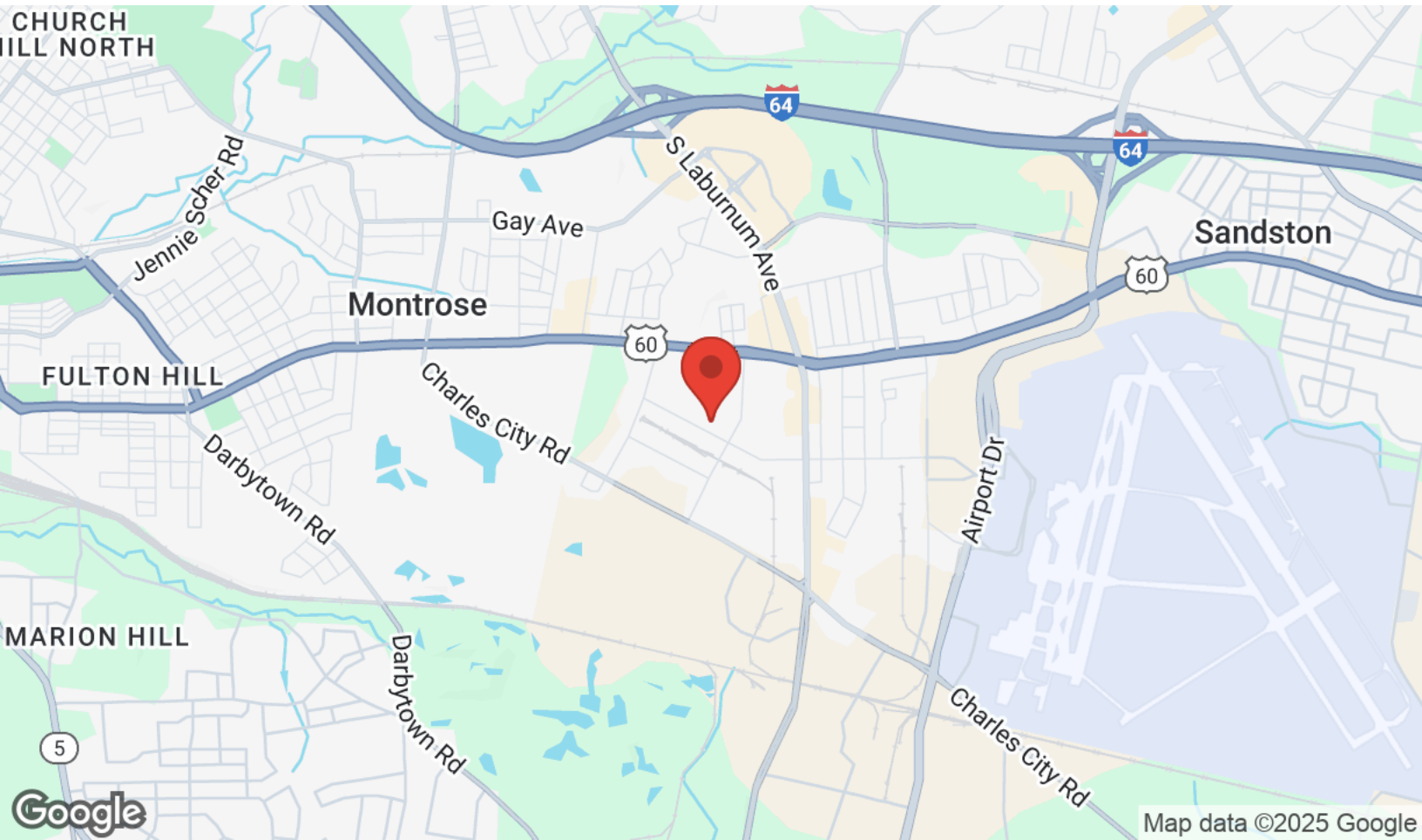
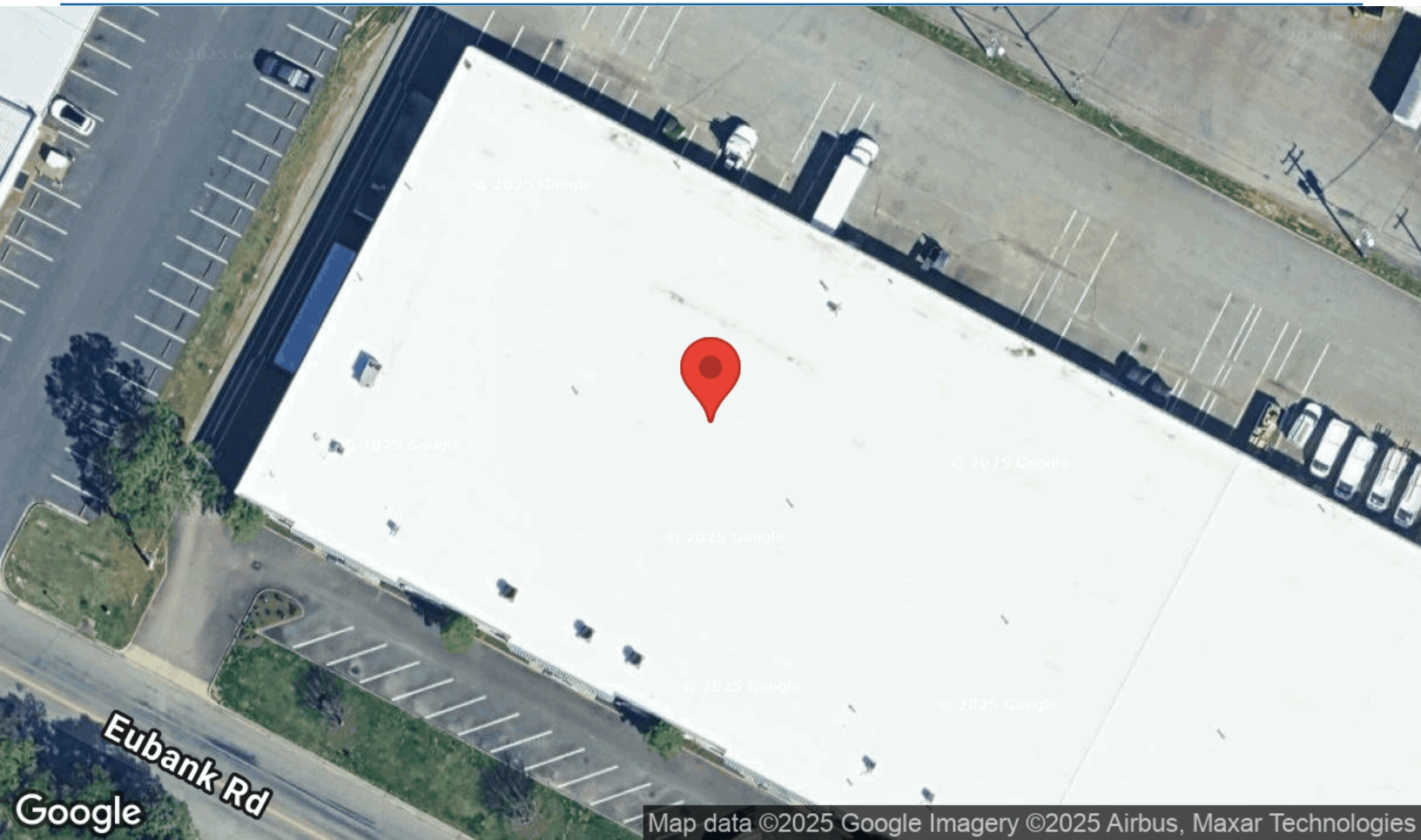


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# LOCATION MAPS

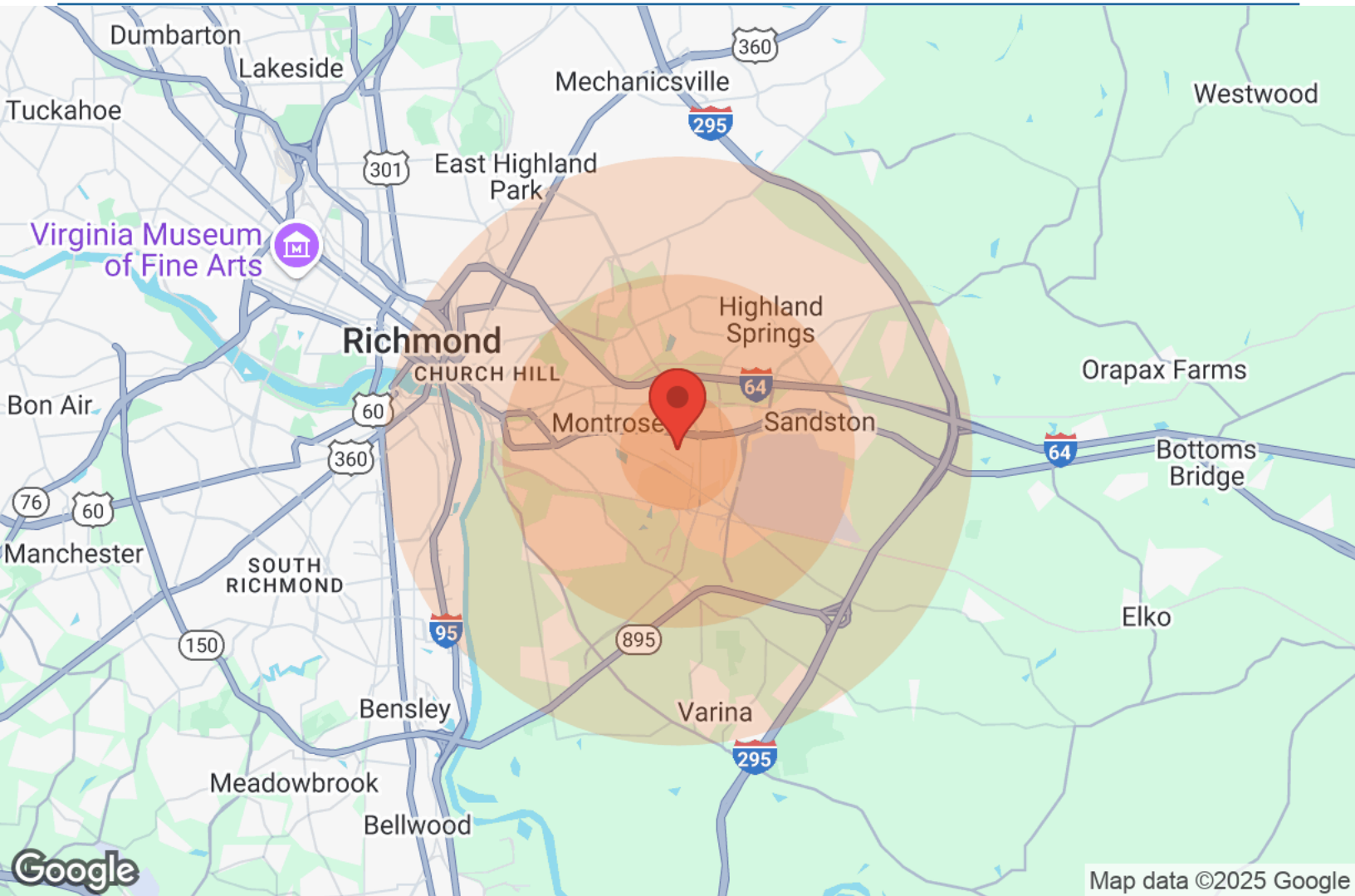
909 Oliver Hill Way | Richmond, VA 23231





# DEMOGRAPHICS

909 Oliver Hill Way | Richmond, VA 23231



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,128	24,128	55,419	Median	\$34,363	\$37,895	\$34,236
Female	2,279	27,080	60,646	< \$15,000	280	2,863	8,802
Total Population	4,407	51,208	116,065	\$15,000-\$24,999	403	2,908	6,359
				\$25,000-\$34,999	339	2,863	5,880
				\$35,000-\$49,999	281	3,422	7,334
				\$50,000-\$74,999	359	3,924	8,502
				\$75,000-\$99,999	116	2,533	4,882
				\$100,000-\$149,999	43	1,355	3,132
				\$150,000-\$199,999	20	297	725
				> \$200,000	36	135	443
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	898	11,334	24,227	Total Units	1,956	21,806	52,212
Ages 15-24	611	7,469	16,090	Occupied	1,853	19,942	46,460
Ages 25-54	1,779	20,226	46,846	Owner Occupied	761	11,145	23,487
Ages 55-64	510	5,924	13,742	Renter Occupied	1,092	8,797	22,973
Ages 65+	609	6,255	15,160	Vacant	103	1,864	5,752
Race	1 Mile	3 Miles	5 Miles				
White	1,462	12,366	27,498				
Black	2,654	37,092	84,633				
Am In/AK Nat	10	41	98				
Hawaiian	N/A	N/A	N/A				
Hispanic	282	1,733	4,066				
Multi-Racial	480	3,210	6,444				

Cliff Porter, CCIM, SIOR  
(804) 521-1442  
cliff@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.