

FOR LEASE

16637 Route 1
South Chesterfield, VA 23834



Exclusive Agent:

Byron W. Holmes, CCIM, SIOR
804.521.1448

byron@porterinc.com

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

- 6,000 to 10,000 SF Office/Warehouse
- 2024 Delivery
- Includes Outside Storage
- Zoned C-5
- 20'-24' Ceiling Height
- Clear Span
- 4- Drive In Loading Doors
- Dock Loading Potential
- Close to Woods Edge/I-95 Exit
- FOR LEASE: Call for Information

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Industrial Property For Lease



OFFERING SUMMARY

Available SF: 6,000-10,000

Lease Rate: Negotiable

Lot Size: 1.34 Acres

Building Size: 6,000-10,000 SF

Zoning: C5 - GEN B

Market: SEQ

Submarket: South I-95

PROPERTY OVERVIEW

10,000 SF Office/Warehouse

LOCATION OVERVIEW

Located in Chesterfield County

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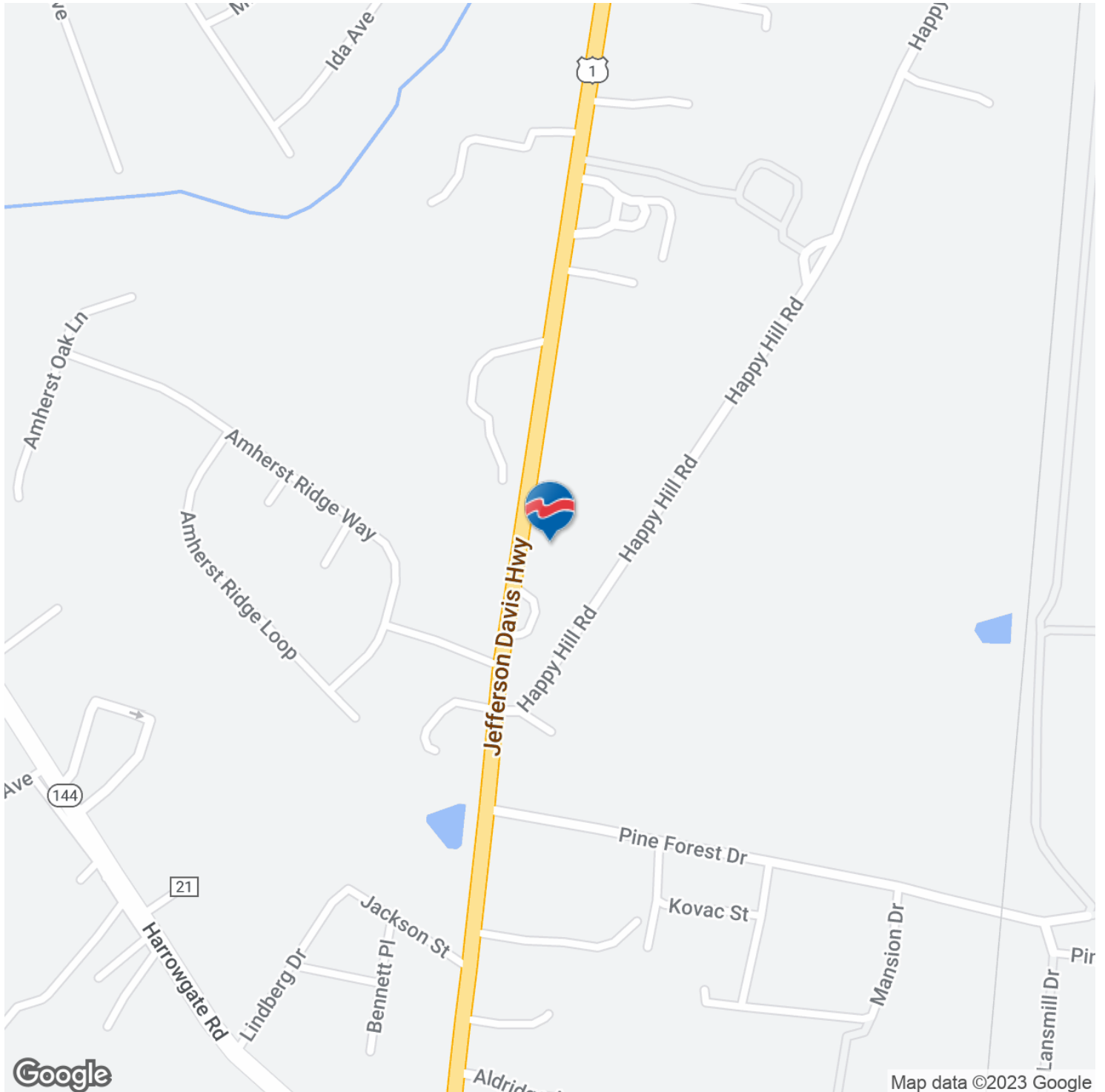


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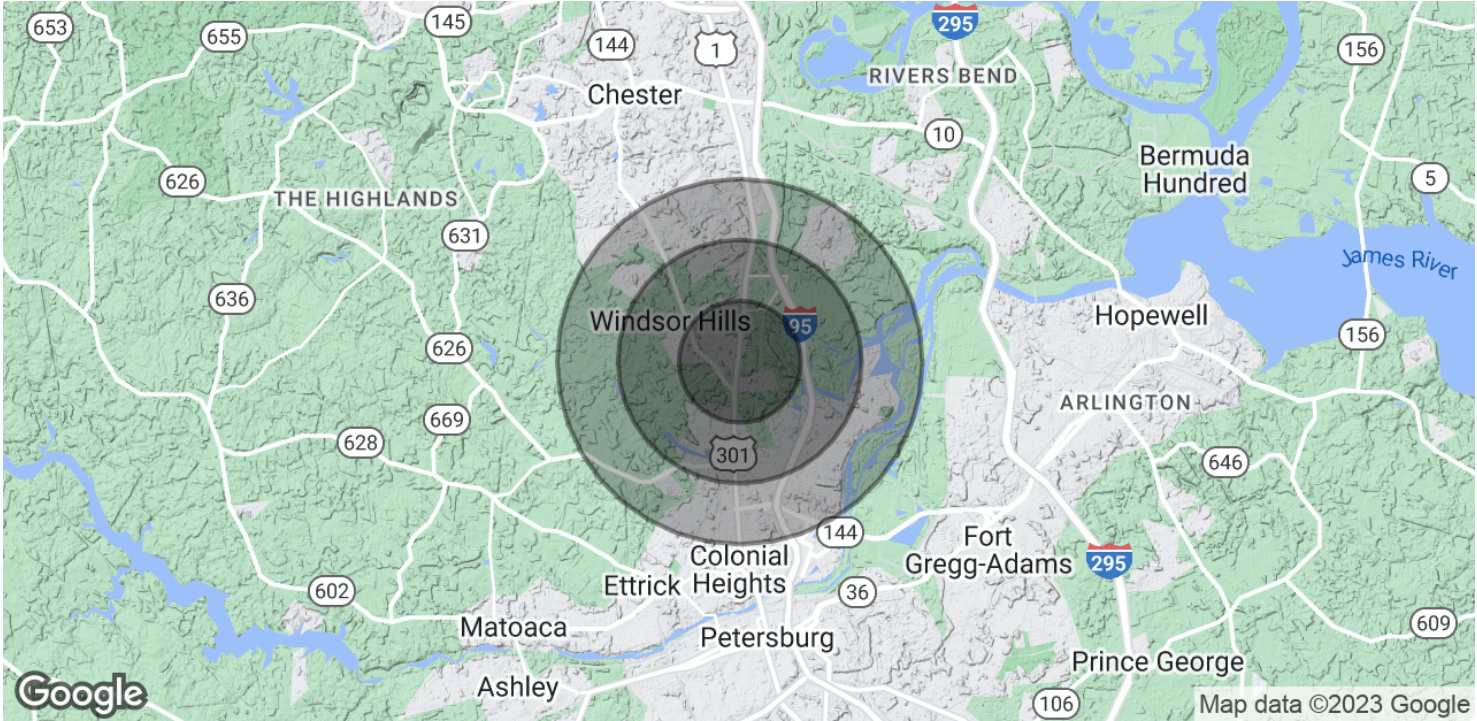


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Industrial Property For Lease



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,103	14,949	33,409
Average Age	31.5	38.7	40.6
Average Age (Male)	30.8	37.3	39.0
Average Age (Female)	31.0	38.8	40.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,717	6,519	13,553
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,272	\$74,060	\$83,979
Average House Value	\$178,433	\$206,272	\$212,179

* Demographic data derived from 2020 ACS - US Census

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