

FOR LEASE

4108 Parham Road

4108 East Parham Road, Richmond, VA 23228



Exclusive Agent:

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

HIGHLIGHTS

- 3,124 SF 2nd Floor Office Space
- Elevator Access
- 2 Restrooms
- Private Entrance
- Zoned O-3C
- Excellent Location Near Henrico County Circuit Court, Henrico County Government Center, and Parham Doctors Hospital
- For Lease: \$18.00/SF Full Service Gross

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
8043537994

PORTER
R E A L T Y

CORFAC
INTERNATIONAL

SIOR

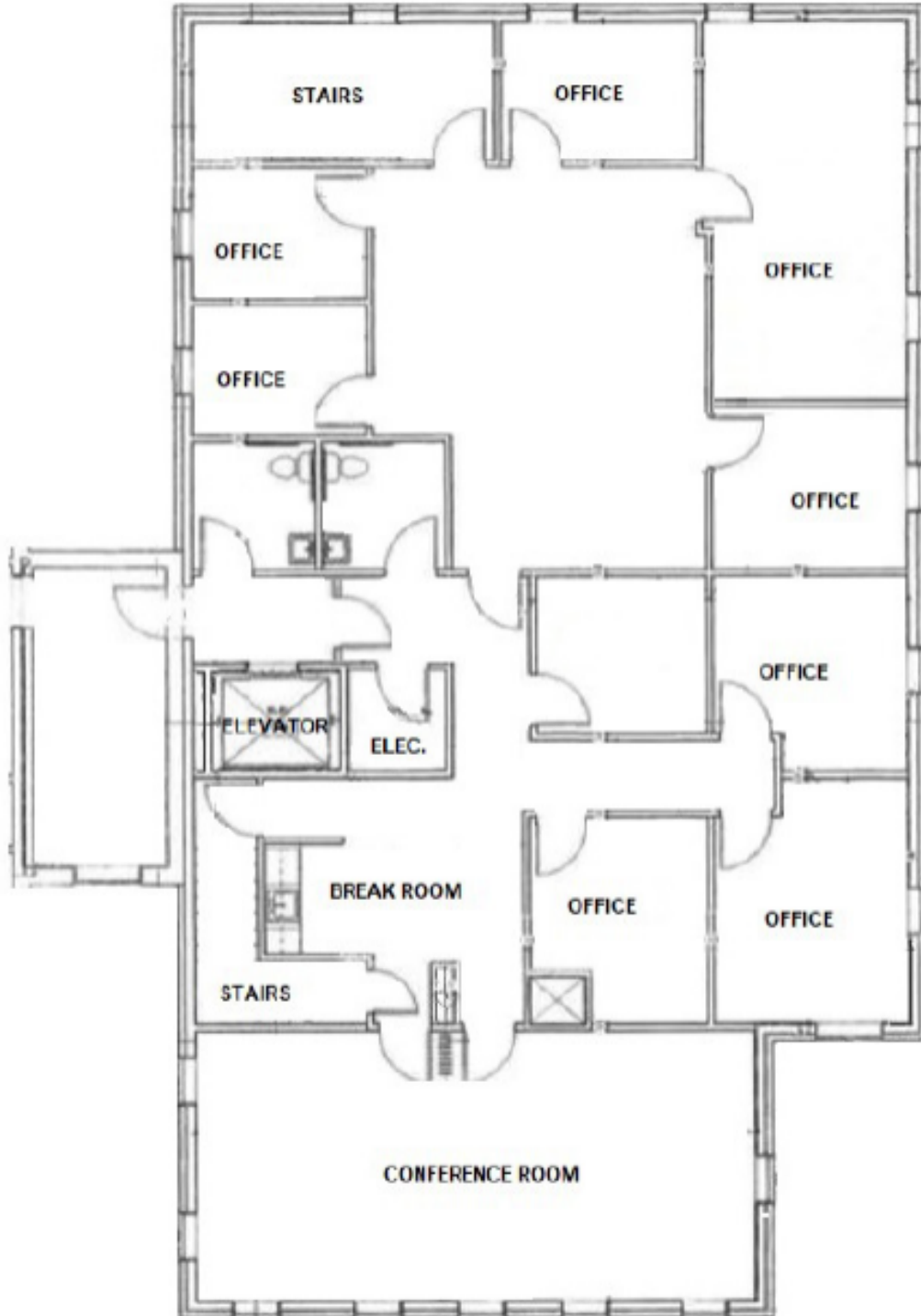
CCIM

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.

PROPERTY PHOTOS

4108 East Parham Road | Richmond, VA 23228

SECOND FLOOR



Wilson Flohr
(804) 521-1458
wilson@porterinc.com

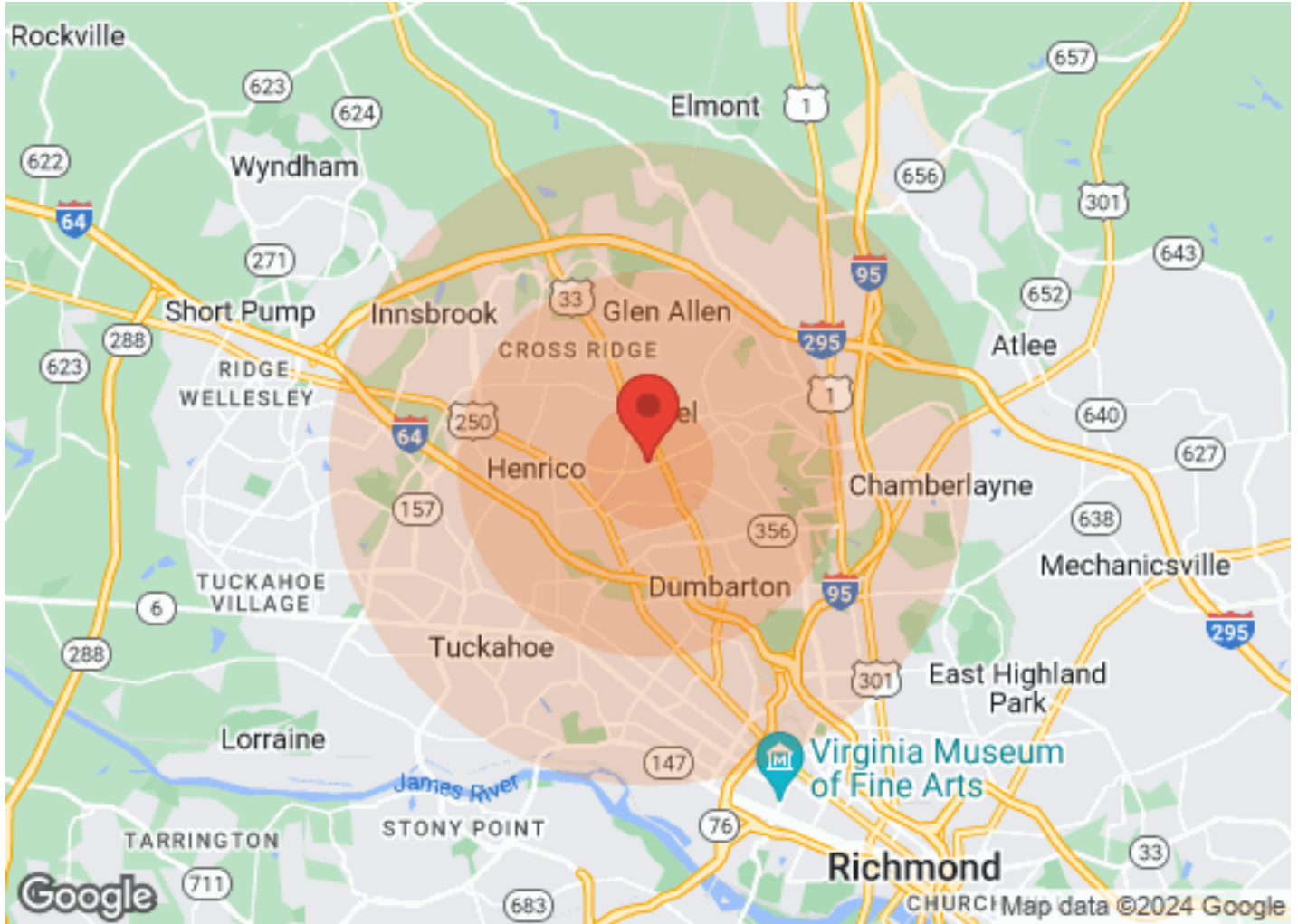


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

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.

DEMOGRAPHICS

4108 East Parham Road | Richmond, VA 23228



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,360	44,079	92,653	Median	\$37,267	\$54,379	\$59,184
Female	6,574	48,784	103,424	< \$15,000	598	3,641	7,304
Total Population	12,934	92,863	196,077	\$15,000-\$24,999	760	3,595	7,095
				\$25,000-\$34,999	704	4,531	8,572
Age				\$35,000-\$49,999	1,071	7,140	12,498
Ages 0-14	2,759	17,962	36,522	\$50,000-\$74,999	1,014	8,832	17,687
Ages 15-24	1,483	10,256	22,481	\$75,000-\$99,999	594	5,585	11,802
Ages 25-54	6,027	40,188	80,836	\$100,000-\$149,999	340	4,485	11,176
Ages 55-64	1,263	10,990	24,317	\$150,000-\$199,999	11	1,142	3,981
Ages 65+	1,402	13,467	31,921	> \$200,000	6	562	3,433
				Housing			
Race				Total Units	5,400	43,199	92,287
White	6,014	58,298	131,330	Occupied	5,036	40,589	86,316
Black	4,758	20,551	41,921	Owner Occupied	1,795	23,057	52,467
Am In/AK Nat	5	64	87	Renter Occupied	3,241	17,532	33,849
Hawaiian	7	7	7	Vacant	364	2,610	5,971
Hispanic	2,656	8,557	12,593				
Multi-Racial	3,450	12,652	18,446				

Wilson Flohr
 (804) 521-1458
 wilson@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.