

# FLEX SPACE FOR LEASE

**5901-5905 School Avenue**  
**Henrico, VA 23228**



## FOR LEASE

**ROBERT PORTER III**  
(804) 521-1455  
rep3@porterinc.com

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

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



## HIGHLIGHTS

- Approx. 12,135 SF w/ Add'l Mezz SF
- ~5,850 SF Class A Office Space
- ~6,285 SF Partially Conditioned Warehouse
- 208V 3-Phase Power
- 18' Clear Ceiling Height
- Tractor Trailer Access w/ 2 Dock Doors, 1 Drive-in
- Dry Sprinkler System
- Located at a Signalized Intersection
- Excellent Access Within One (1) Mile to I-64, I-95 and I-195
- 7 Dedicated Parking Spaces w/ Add'l Unreserved in Rear
- Zoned M-1
- Available: 8/1/2025
- FOR LEASE: \$13.00/SF NNN

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# PROPERTY PHOTOS

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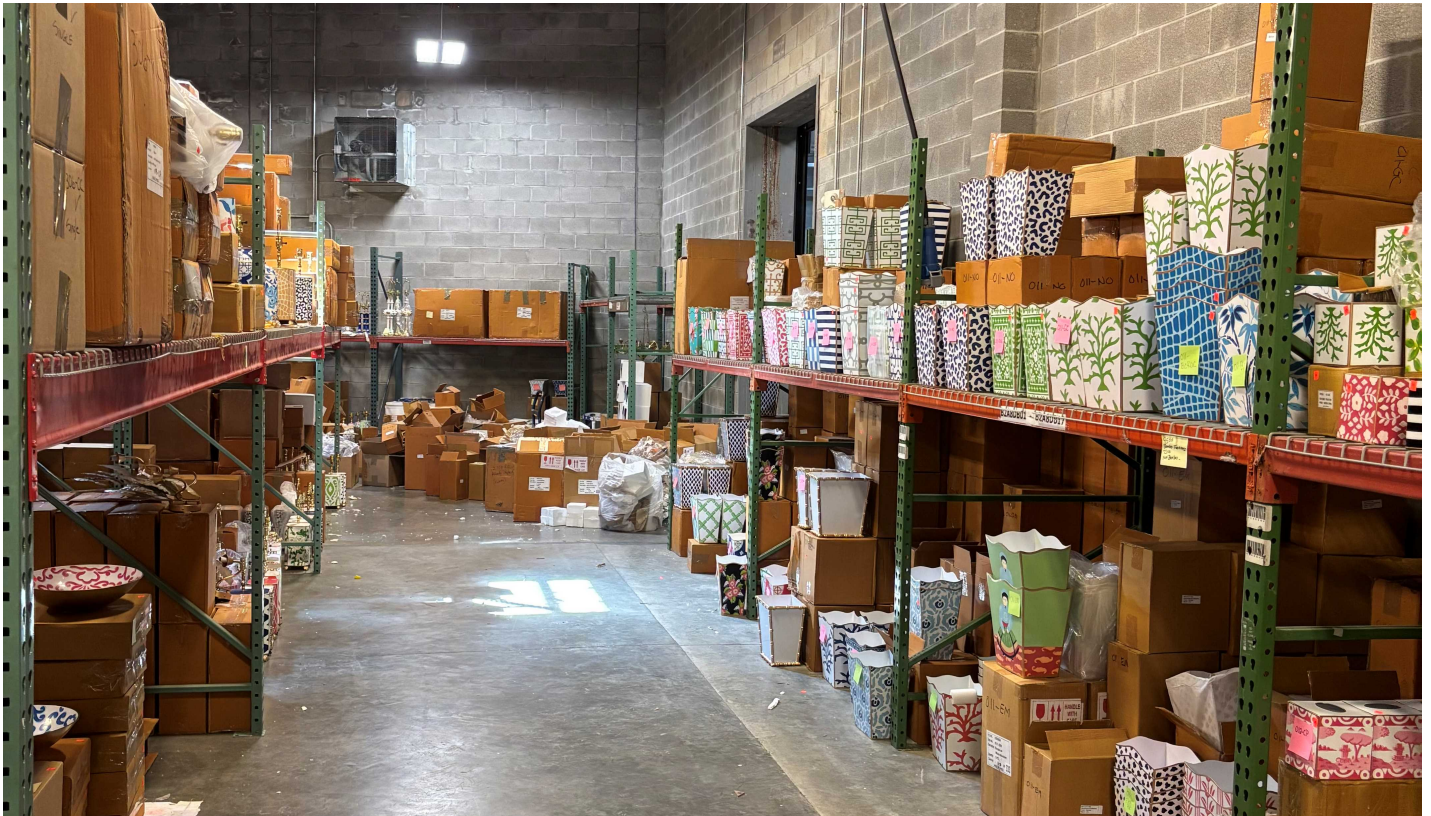


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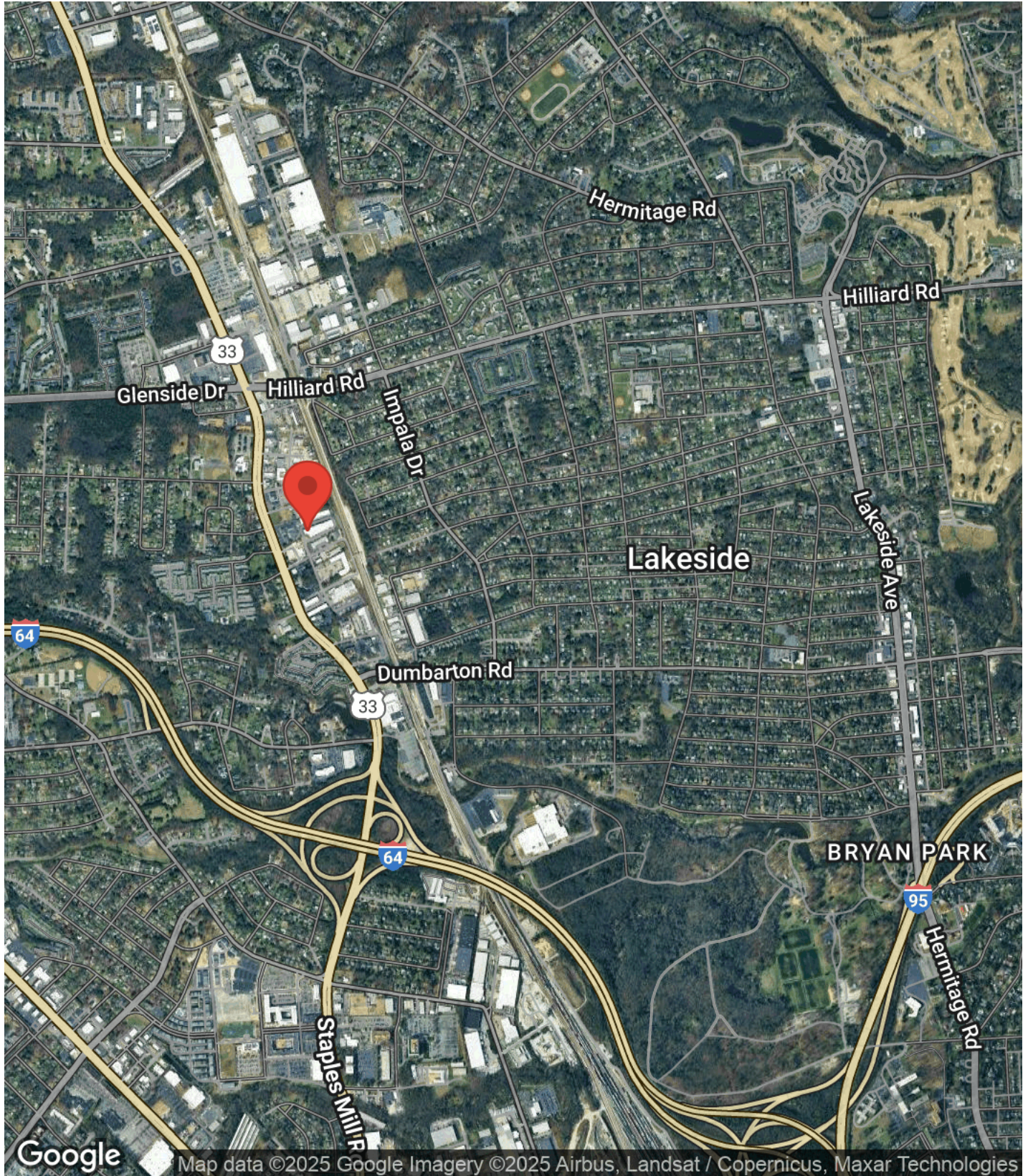
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# AERIAL MAP

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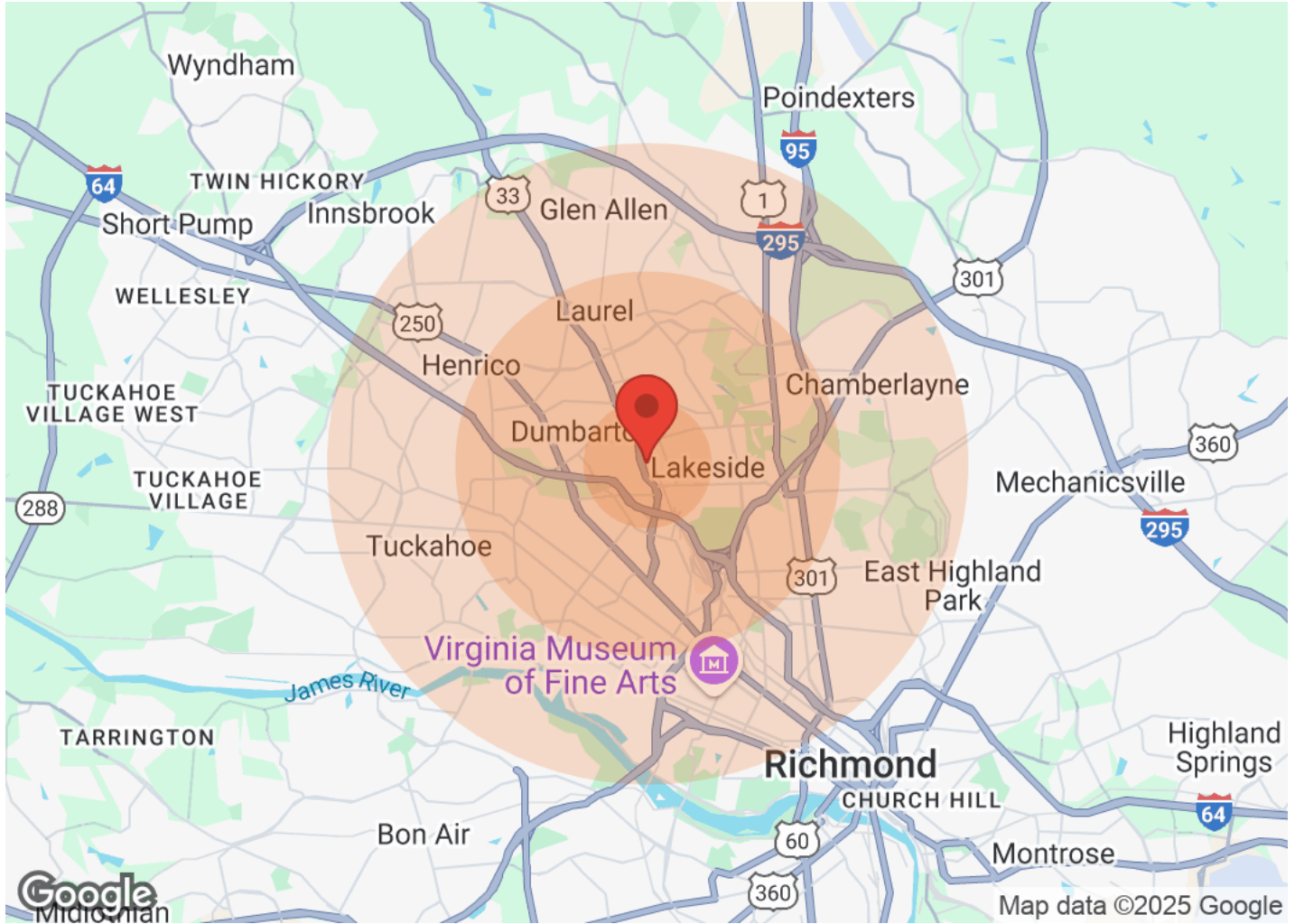


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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	5,240	37,351	113,733	Median	\$42,438	\$55,313	\$53,917
Female	5,839	43,148	125,280	< \$15,000	441	3,807	13,239
Total Population	11,079	80,499	239,013	\$15,000-\$24,999	625	3,758	10,116
				\$25,000-\$34,999	763	4,086	11,453
<b>Age</b>				\$35,000-\$49,999	1,053	6,092	15,662
Ages 0-14	2,128	14,498	41,981	\$50,000-\$74,999	895	7,735	19,877
Ages 15-24	1,216	8,149	25,716	\$75,000-\$99,999	650	4,736	12,588
Ages 25-54	4,632	33,292	105,605	\$100,000-\$149,999	293	3,974	11,081
Ages 55-64	1,271	9,970	28,847	\$150,000-\$199,999	71	1,194	3,945
Ages 65+	1,832	14,590	36,864	> \$200,000	34	1,170	4,535
				<b>Housing</b>			
<b>Race</b>				Total Units	5,324	40,994	114,659
White	7,390	55,241	150,018	Occupied	4,925	38,047	106,255
Black	2,054	17,748	67,262	Owner Occupied	2,637	21,565	58,740
Am In/AK Nat	9	59	100	Renter Occupied	2,288	16,482	47,515
Hawaiian	N/A	7	7	Vacant	399	2,947	8,404
Hispanic	1,364	6,883	13,520				
Multi-Racial	2,014	9,574	20,364				

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