

AVAILABLE

3801 Carolina Avenue

3801 Carolina Avenue, Richmond, VA 23222



Exclusive Agent:

WILSON FLOHR, SIOR
(804) 521-1458
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4801 Radford Avenue | P.O. Box 6482
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PORTER
R E A L T Y



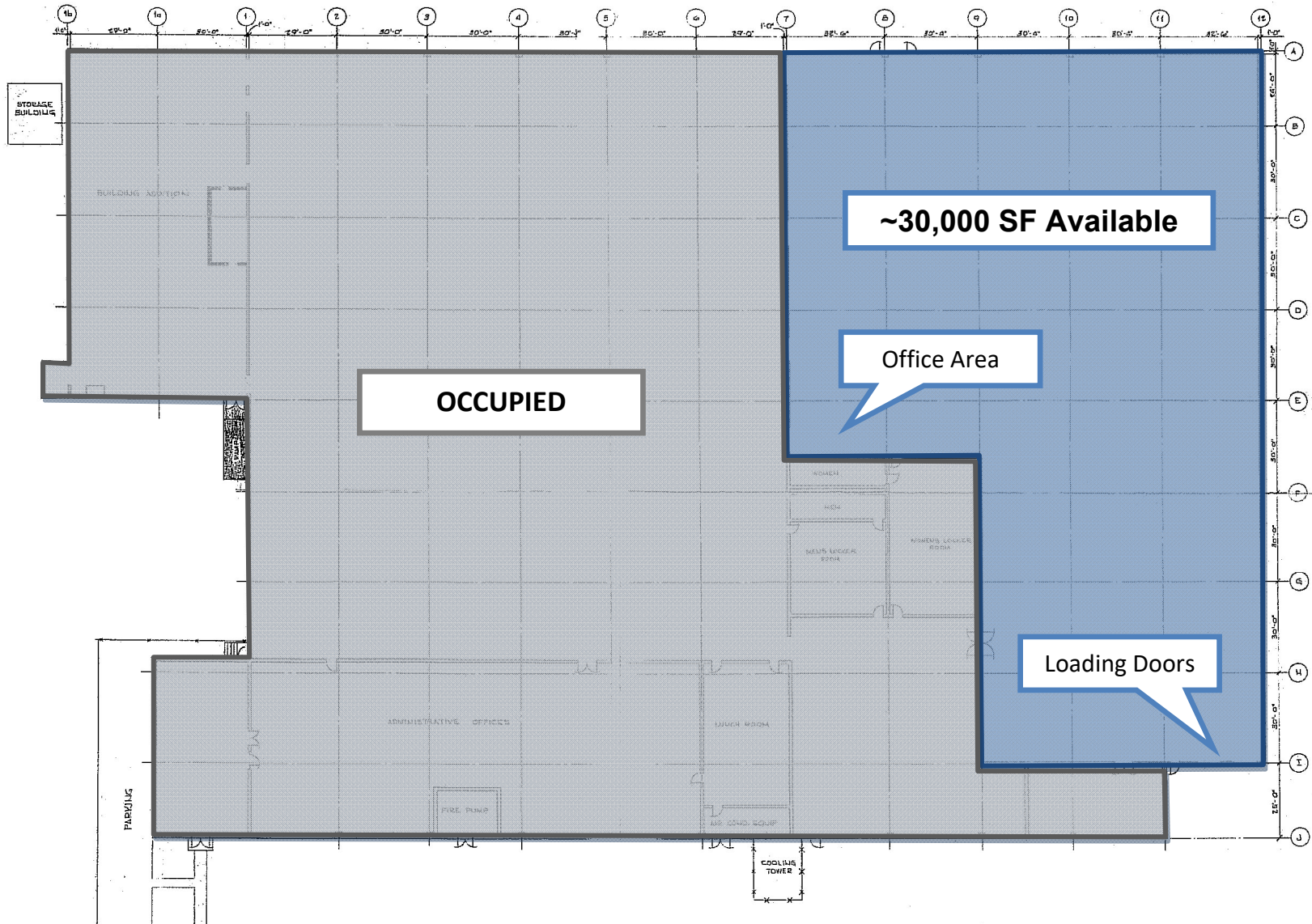
HIGHLIGHTS

- ~30,000 SF Warehouse Available
- 2 Dock Doors with Mechanical Levelers/Seals + Additional Available
- Office/Restroom & Locker Room
- Substantive Electrical Service
- Zoned M-2
- Wet Sprinklers
- Heated & Lighting
- Enterprise Zone & Opportunity Zone
- Add'l 1.5 Acres - \$6,000/MO NNN
- For Lease: \$7/SF NNN

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FLOOR PLAN

3801 Carolina Avenue | Richmond, VA 23222



1.5 ACRES FOR LEASE

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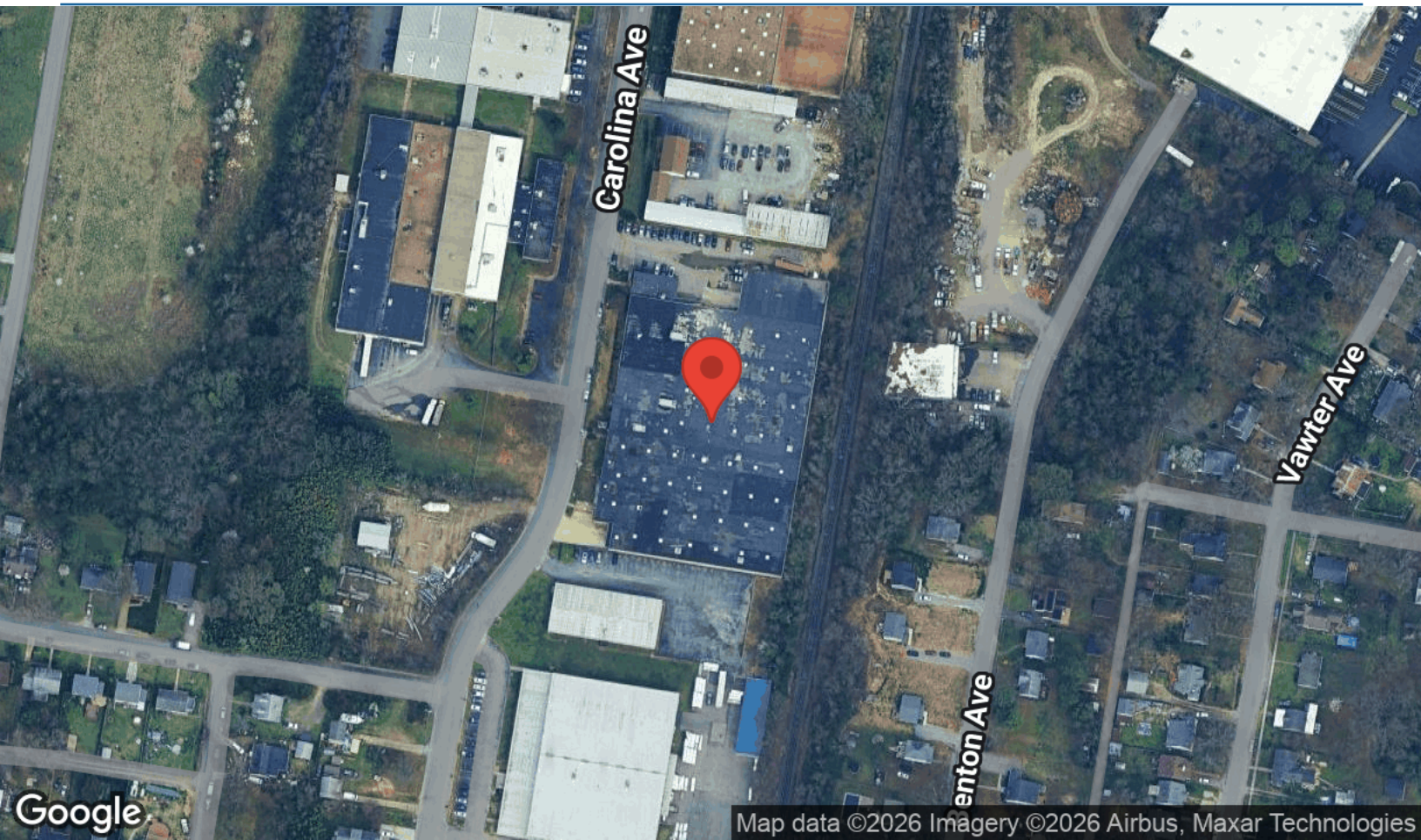


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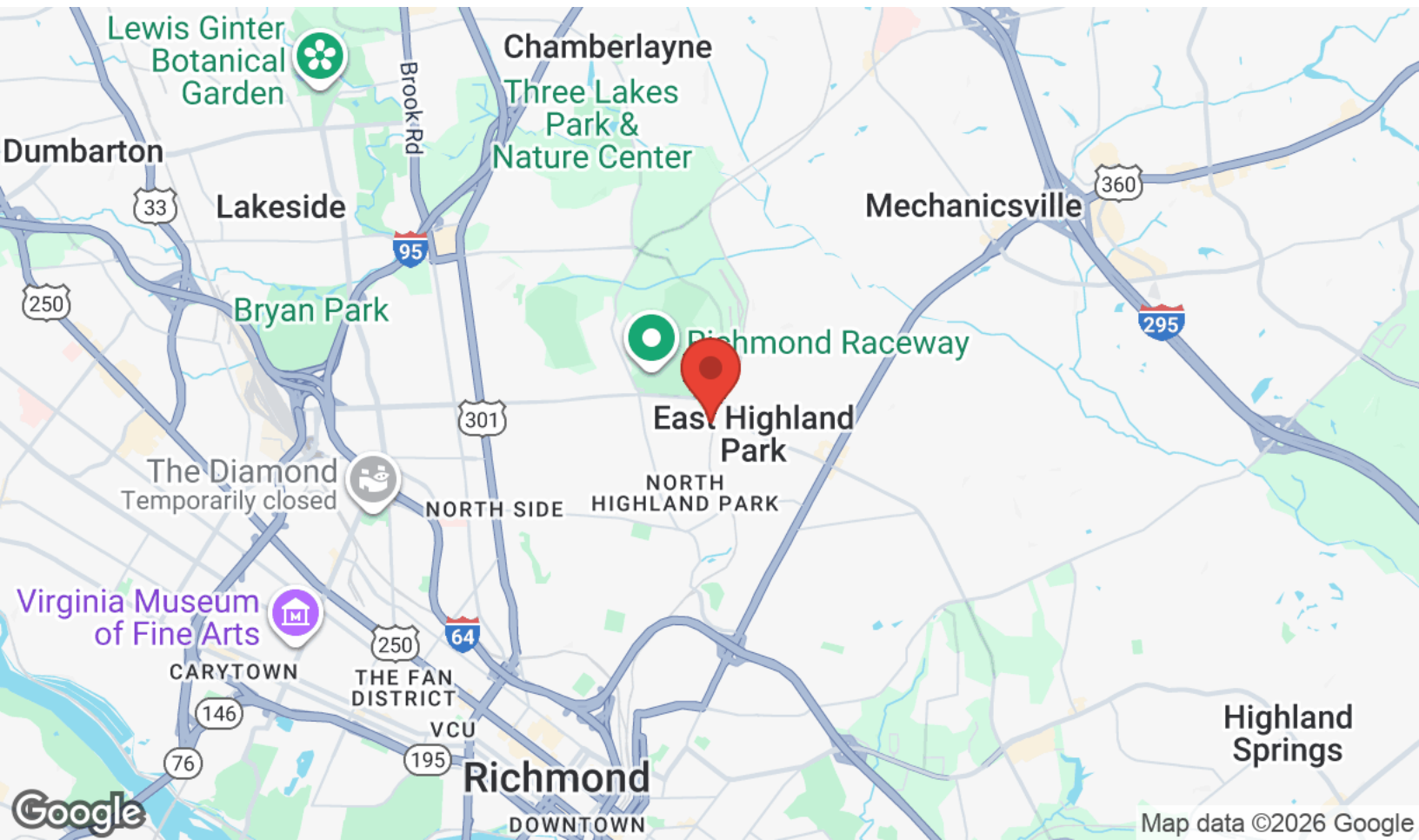
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LOCATION MAPS

3801 Carolina Avenue | Richmond, VA 23222



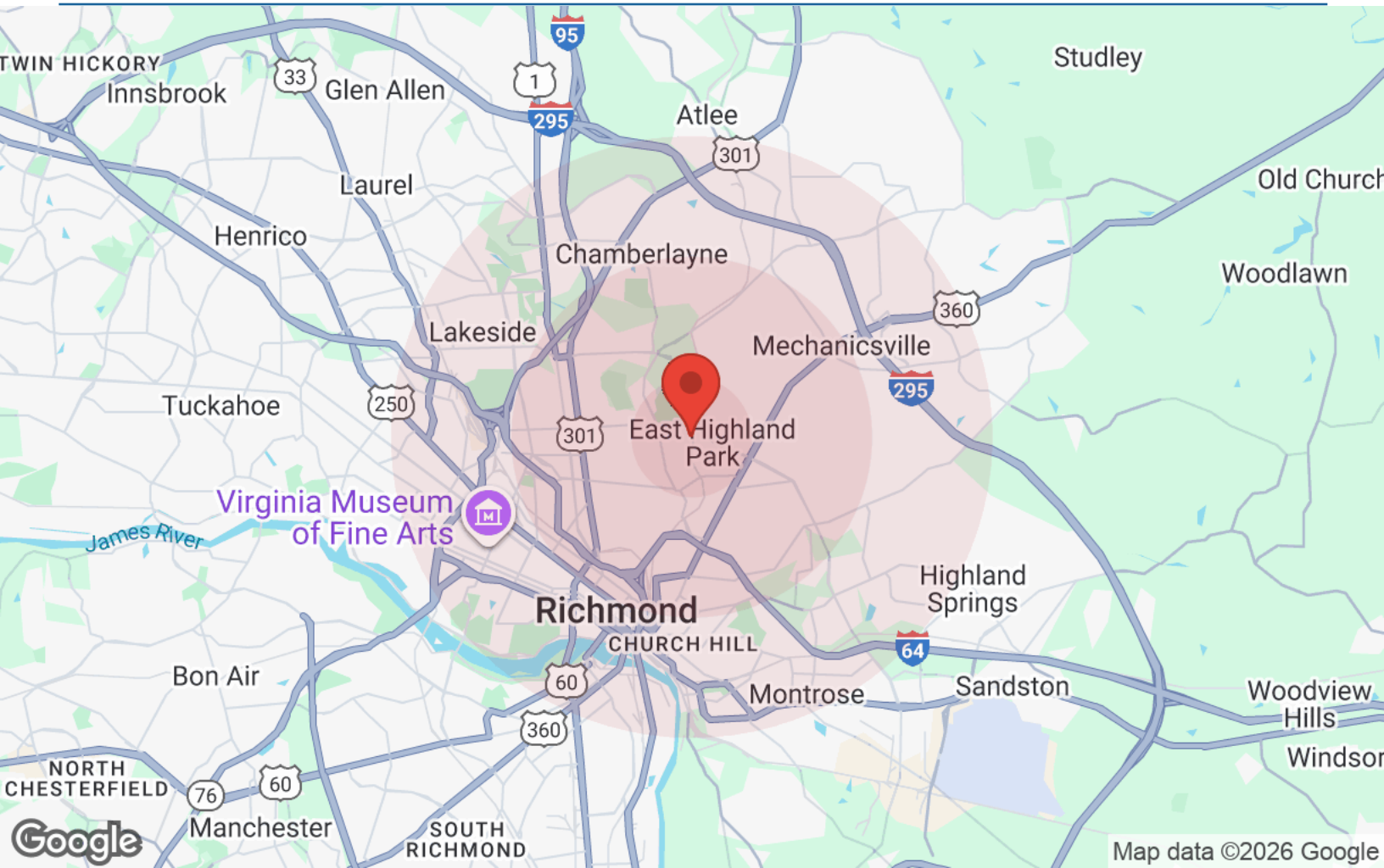
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Map data ©2026 Google

DEMOGRAPHICS

3801 Carolina Avenue | Richmond, VA 23222



Population	1 Mile	3 Miles	5 Miles
Male	5,126	42,334	117,621
Female	5,843	45,965	121,310
Total Population	10,968	88,300	238,931

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,795	14,982	32,980
Ages 15-24	1,216	11,889	33,645
Ages 25-54	4,347	35,573	107,719
Ages 55-64	1,607	10,814	26,468
Ages 65+	2,005	15,042	38,123

Race	1 Mile	3 Miles	5 Miles
White	2,200	26,852	108,188
Black	8,025	53,889	102,119
Am In/AK Nat	23	115	335
Hawaiian	1	9	48
Hispanic	390	3,938	14,312
Asian	84	1,466	7,359
Multi-Racial	216	1,881	6,141
Other	27	150	430

Income	1 Mile	3 Miles	5 Miles
Median	\$66,925	\$60,930	\$72,183
< \$15,000	371	5,290	11,766
\$15,000-\$24,999	364	3,188	7,721
\$25,000-\$34,999	288	3,301	8,100
\$35,000-\$49,999	483	4,130	11,945
\$50,000-\$74,999	949	5,614	18,769
\$75,000-\$99,999	704	4,506	15,492
\$100,000-\$149,999	702	5,622	17,903
\$150,000-\$199,999	295	3,042	9,431
> \$200,000	229	3,096	11,508

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,956	41,882	122,766
Occupied	4,384	37,789	112,635
Owner Occupied	2,540	16,653	48,411
Renter Occupied	1,844	21,136	64,224
Vacant	572	4,093	10,131

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