

AVAILABLE

Westover Commercial Park II

5519 Pride Road, Richmond, VA 23224



**ENTERPRISE
ZONE!**

Exclusive Agent:

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

HIGHLIGHTS

- Suite A: 10,042 SF Available 2/1/26
- Approx. 9k SF WH; 1k SF Office
- 2 Dock Doors
- Warehouse 20'8" Clear Height
- Zoned M-1
- Wet Sprinkler System
- Proximate to Chippenham/Midlo Tpk
- For Lease: Call For Information

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

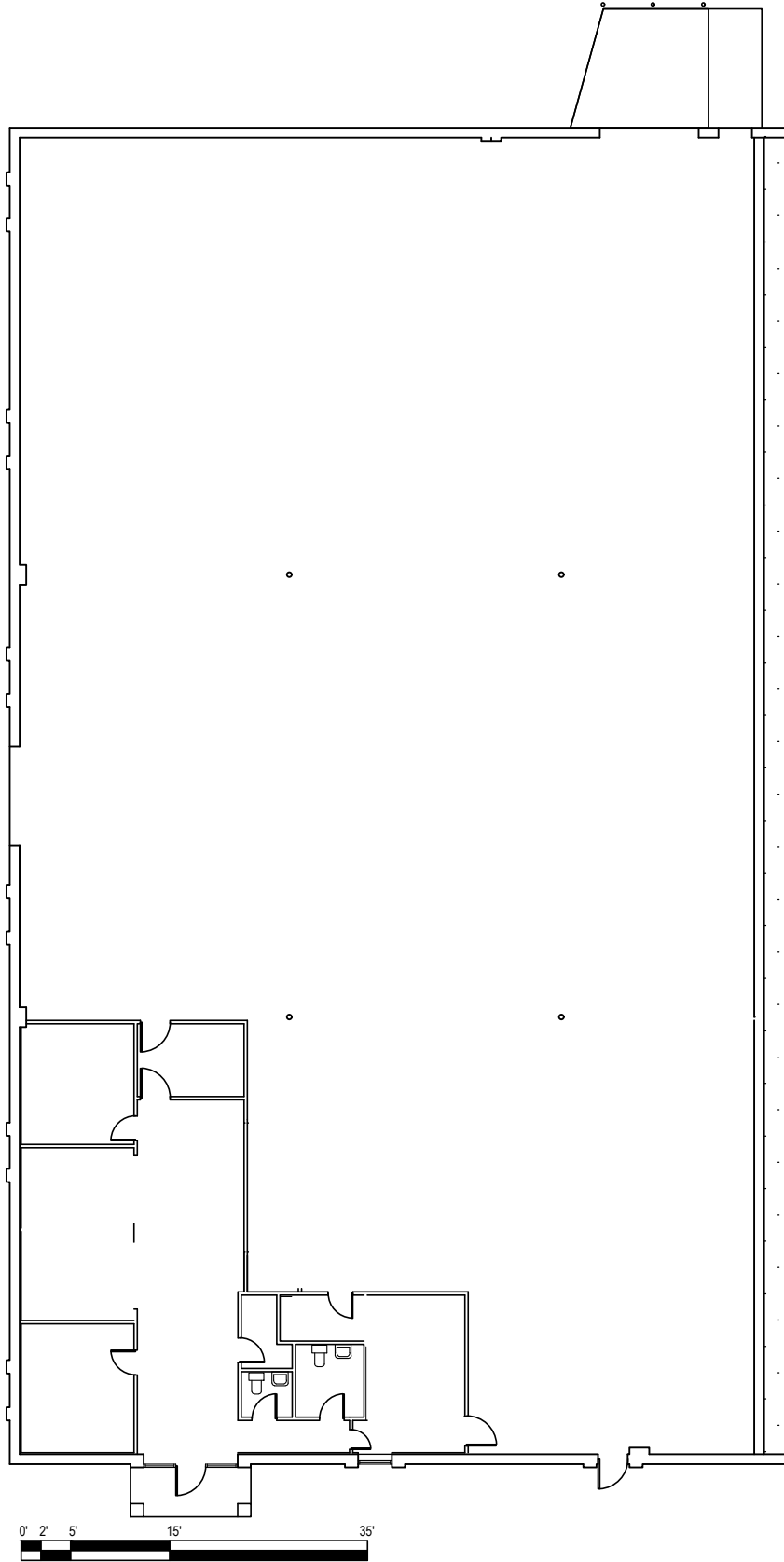
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FLOORPLAN

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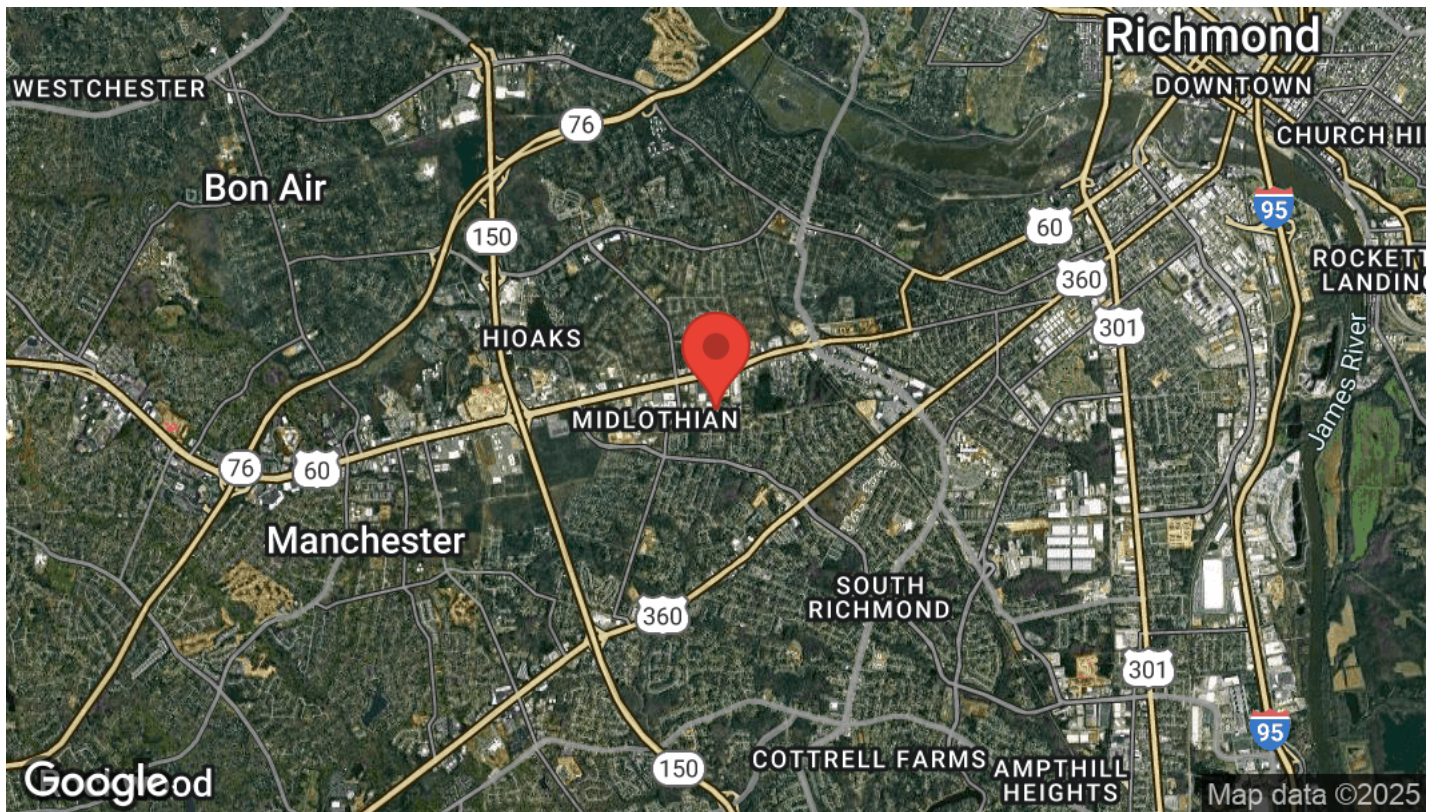


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LOCATION MAPS

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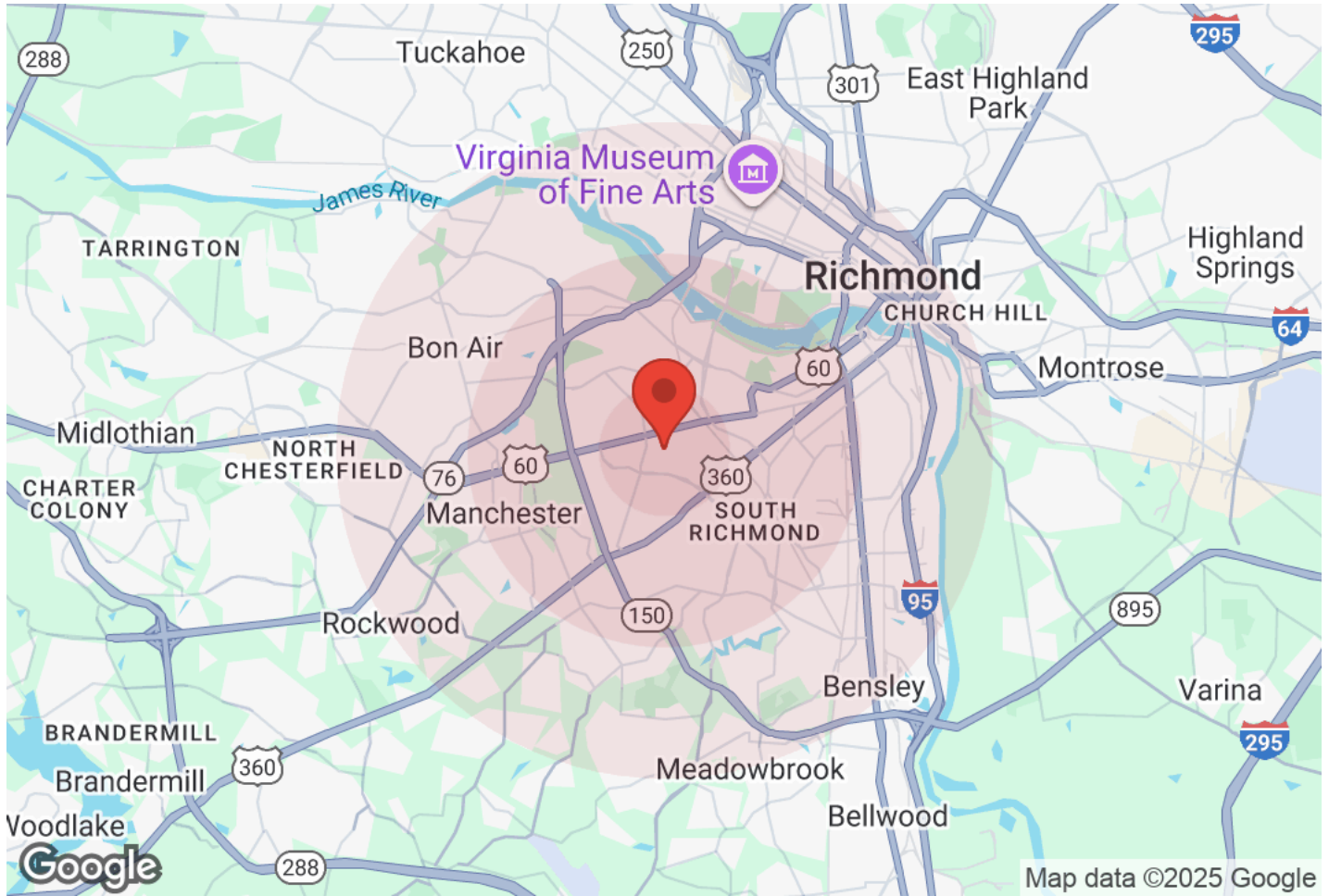


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DEMOGRAPHICS

5519 Pride Road | Richmond, VA 23224



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,553	40,000	120,078	Median	\$60,005	\$62,913	\$73,196
Female	4,910	43,156	120,342	< \$15,000	514	4,007	10,514
Total Population	9,463	83,156	240,419	\$15,000-\$24,999	187	2,279	6,470
				\$25,000-\$34,999	296	2,951	7,387
Age				\$35,000-\$49,999	667	4,632	11,672
Ages 0-14	1,959	15,963	37,513	\$50,000-\$74,999	854	6,580	19,303
Ages 15-24	943	8,388	34,117	\$75,000-\$99,999	488	5,530	15,979
Ages 25-54	4,071	36,425	109,552	\$100,000-\$149,999	569	4,372	16,498
Ages 55-64	1,064	9,664	25,210	\$150,000-\$199,999	231	2,512	8,505
Ages 65+	1,425	12,713	34,027	> \$200,000	95	2,461	11,720
				Housing			
Race				Total Units	4,200	38,003	116,310
White	2,101	25,820	105,424	Occupied	3,902	35,324	108,046
Black	5,031	38,110	86,070	Owner Occupied	1,815	15,781	47,333
Am In/AK Nat	13	83	264	Renter Occupied	2,087	19,543	60,713
Hawaiian	5	17	48	Vacant	297	2,679	8,264
Hispanic	2,001	15,924	34,668				
Asian	147	1,389	7,597				
Multi-Racial	157	1,655	5,890				
Other	9	158	481				

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