

SALE/LEASE >

3015 River Road West | Goochland, VA 23063



CONTACTS

David T. Kalman
Senior Associate
+1 804 539 8404
david.kalman@colliers.com



THE MAN WITH
SQUARE FEET

CELEBRATING 40 YEARS WITH 20 MILLION SQ. FT.

Co Listing Agent:
John Jay Schwartz
cell: 804 350 1866
www.HaveSiteWillTravel.com
jjschwartz@havesitewilltravel.com



COLLIERS INTERNATIONAL
7200 Glen Forest Drive
Suite 200
Richmond, VA 23226
www.colliers.com/richmond

PROPERTY FEATURES



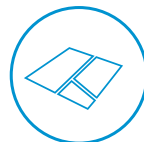
4,000± SF



Traffic count
7,400 VPD



2 Floors



Acreage
0.34±



Zoning
R-0



Parking
15 spaces

- Great Access with high visibility
- Excellent signage
- CAT wiring throughout
- 25 phone lines in place
- Built 1960, expanded 2005
- ½ mile to County Government Center
- Mix of private office and open space
- Two (2) ADA restrooms
- Two (2) kitchenettes
- Tenant will remain or vacate
- For Lease: \$12.50/SF, NNN
- For Sale: \$565,000

DEMOGRAPHIC FACTS	1 mile	5 mile	10 mile
POPULATION	1,009	6,683	27,428
DAYTIME POPULATION	1,597	2,584	7,311
AVG HH INCOME	\$92,385	\$103,306	\$101,316
TRAFFIC COUNTS	River Road W - ±7,400		



Accelerating success.

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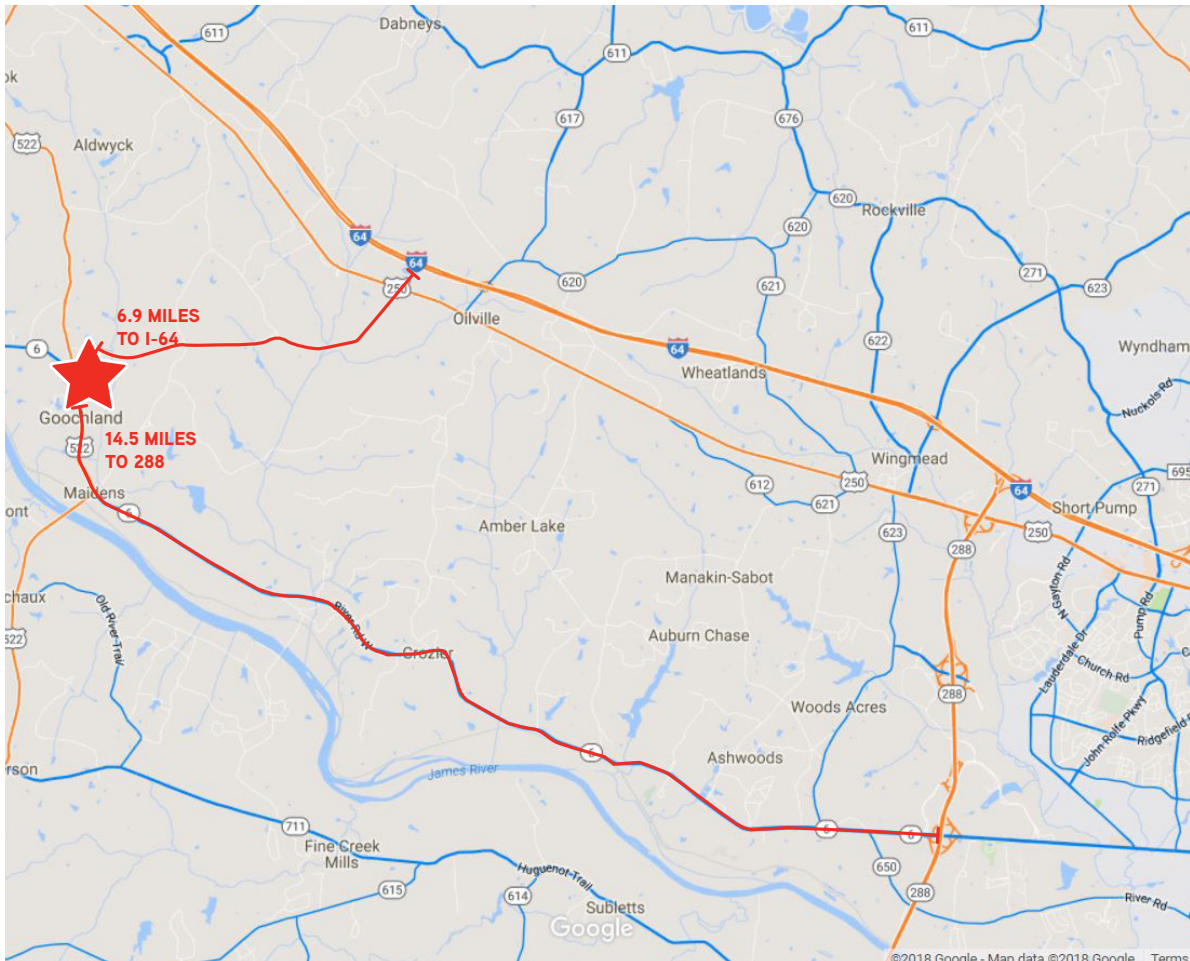


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CELEBRATING 40 YEARS WITH \$6 MILLION SQ. FT.

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 File name: RiverRoadWest_SaleLease rev 5-7-18