

FOR LEASE >

9012 Hermitage Road | Richmond, VA 23228



CONTACTS

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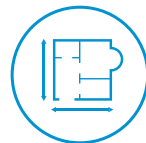


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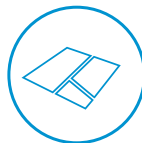
PROPERTY FEATURES



10,890± SF
(121' x 90')



Traffic count
33,000 VPD



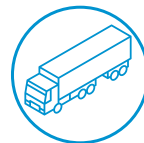
Acreage
0.71



Zoning
M-1



Parking
13 spaces



Full Access

| DEMOGRAPHIC FACTS | 1 mile | 3 mile | 5 mile |
|--------------------|--|----------|----------|
| POPULATION | 8,840 | 82,668 | 205,281 |
| DAYTIME POPULATION | 9,978 | 73,774 | 160,232 |
| AVG HH INCOME | \$54,377 | \$70,195 | \$84,995 |
| TRAFFIC COUNTS | Staples Mills Rd & Hermitage Rd - ±33000 | | |

• RETAIL/WAREHOUSE/SHOWROOM

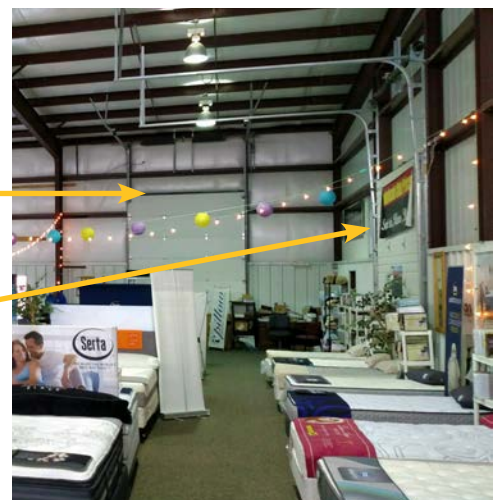
- 20' ceilings at eaves
- 23' 7" ceilings at centerline
- Steel frame construction and well insulated
- Year built 2007
- Up to 20' pylon signage potential
- 12' x 12' drive-in doors between bays

• BAY 1 = 4,365 SF (48' 6" x 90')

- One (1) ADA restroom
- Fully conditioned
- One (1) 10' x 14' drive-in door (ground level)

• BAY 2 = 6,525 (73' 6" x 90')

- 400 SF of office space (20' x 20')
- One (1) ADA restroom
- One (1) 10' x 14' drive-in door (ground level)



Accelerating success.

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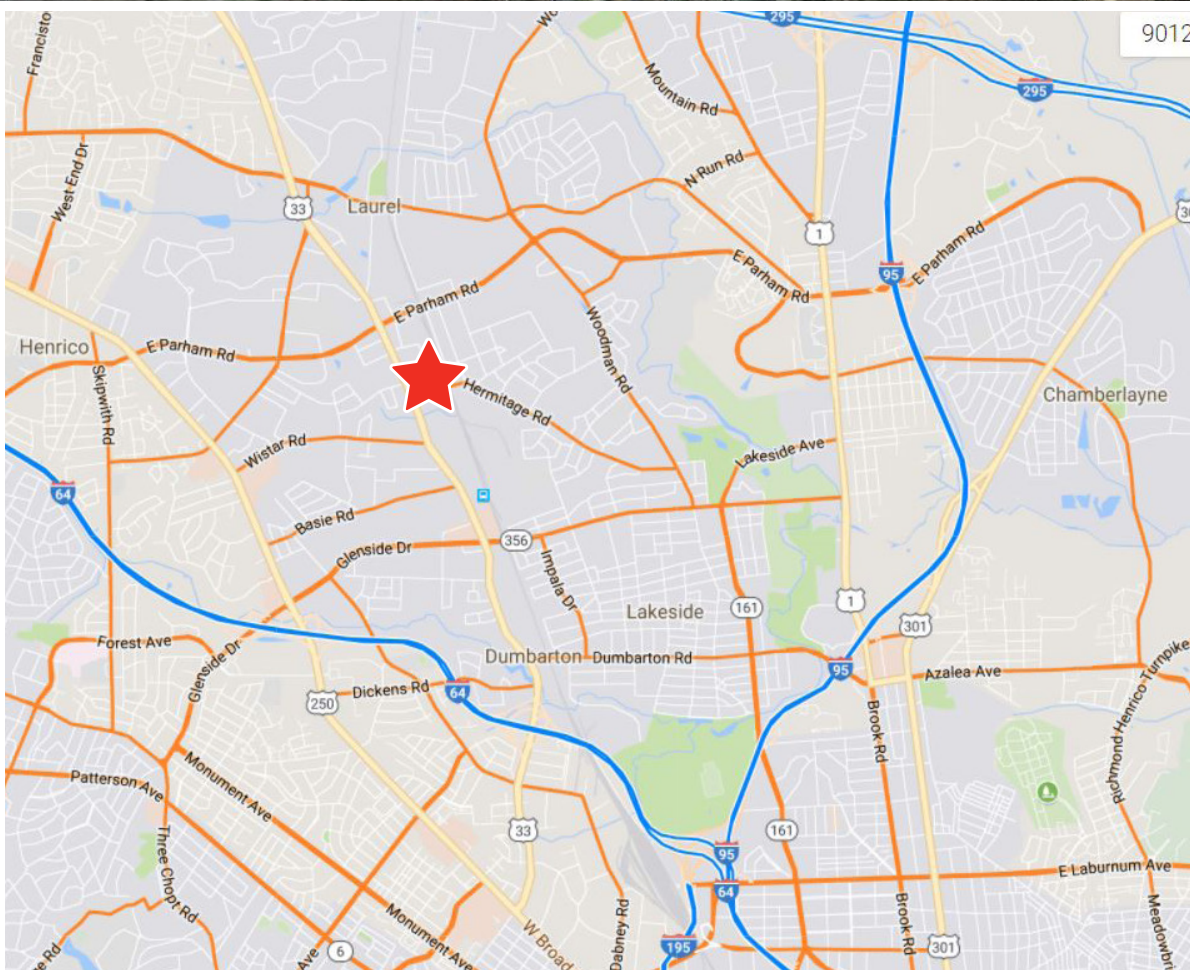
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