

FOR LEASE

Glenfield Business Center

2501-2555 Mechanicsville Turnpike, Richmond, VA 23223



Exclusive Agents:

Robert E. Porter, III
804.521.1455
rep3@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

Available 8-1-24

- Suite: 2513
- 11,429 Total SF (4,000 SF of office)
- 2,000 SF section w/17' clr
- Remaining is fully HVAC w/11' 10" drop ceilings
- 2 loading docks & 1 Drive-in
- 208v, 3ph power
- Enterprise Zone
- For Lease: Call for Information

PORTER
R E A L T Y

CORFAC
INTERNATIONAL

SIOR

CCIM

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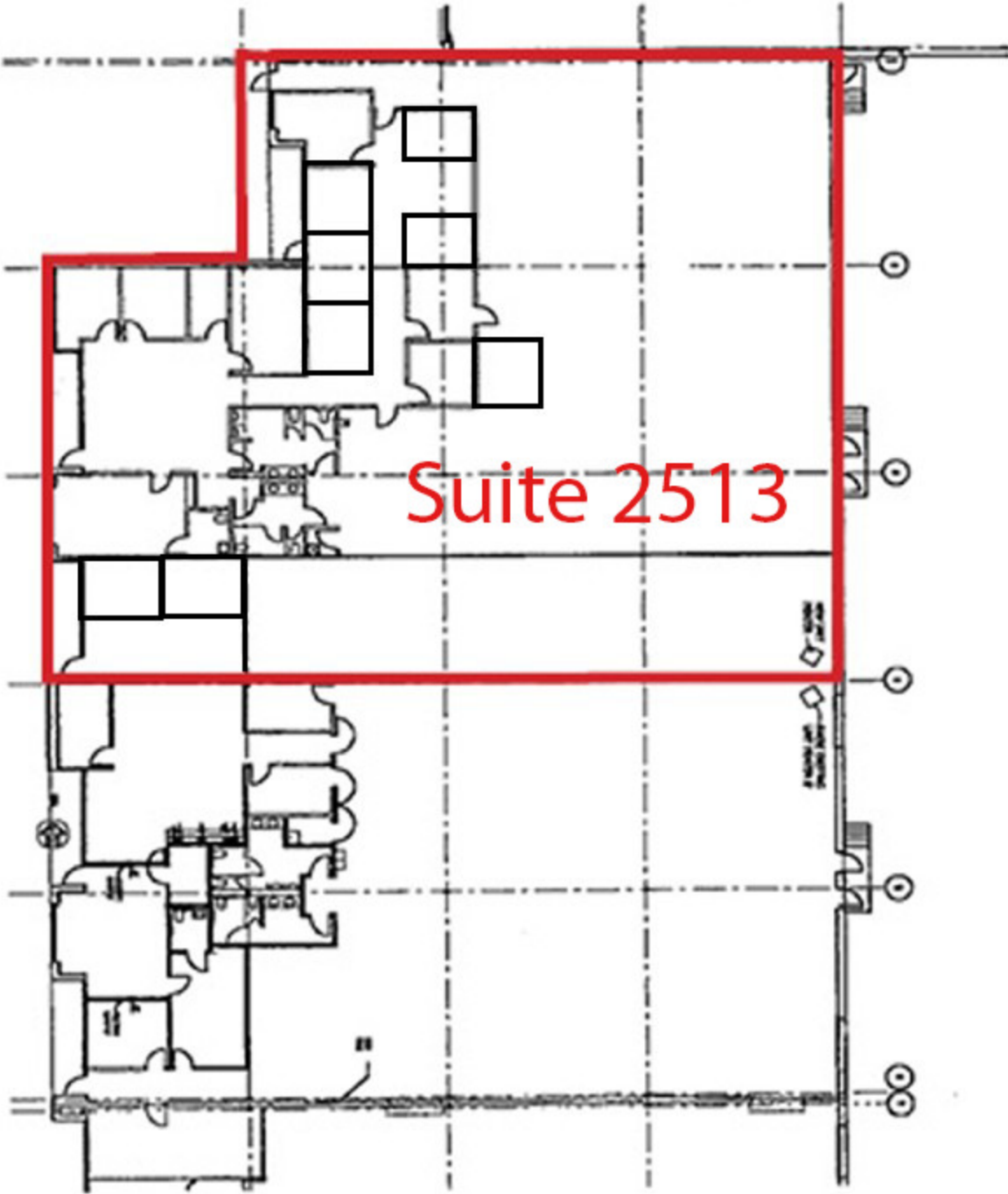


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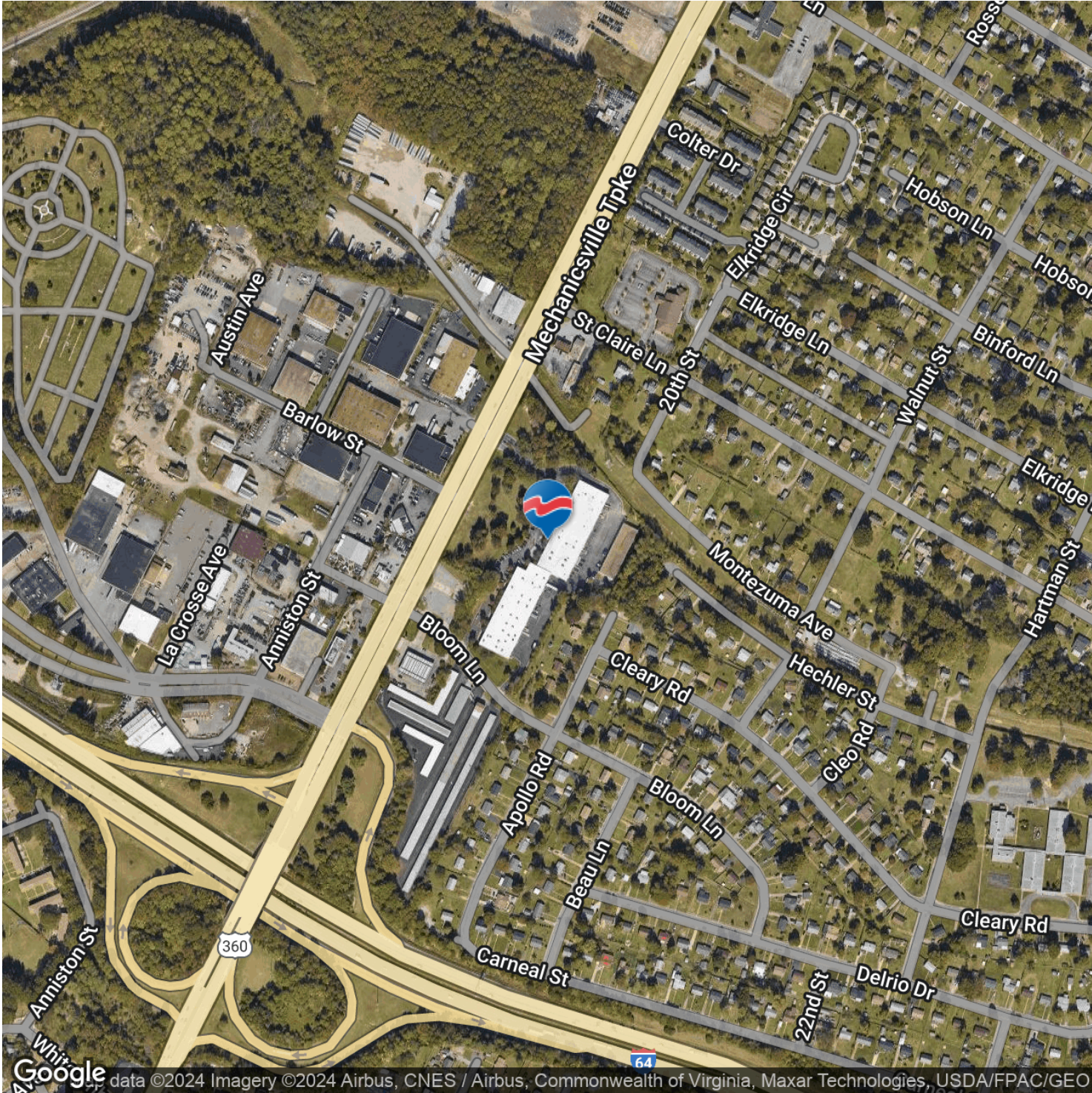


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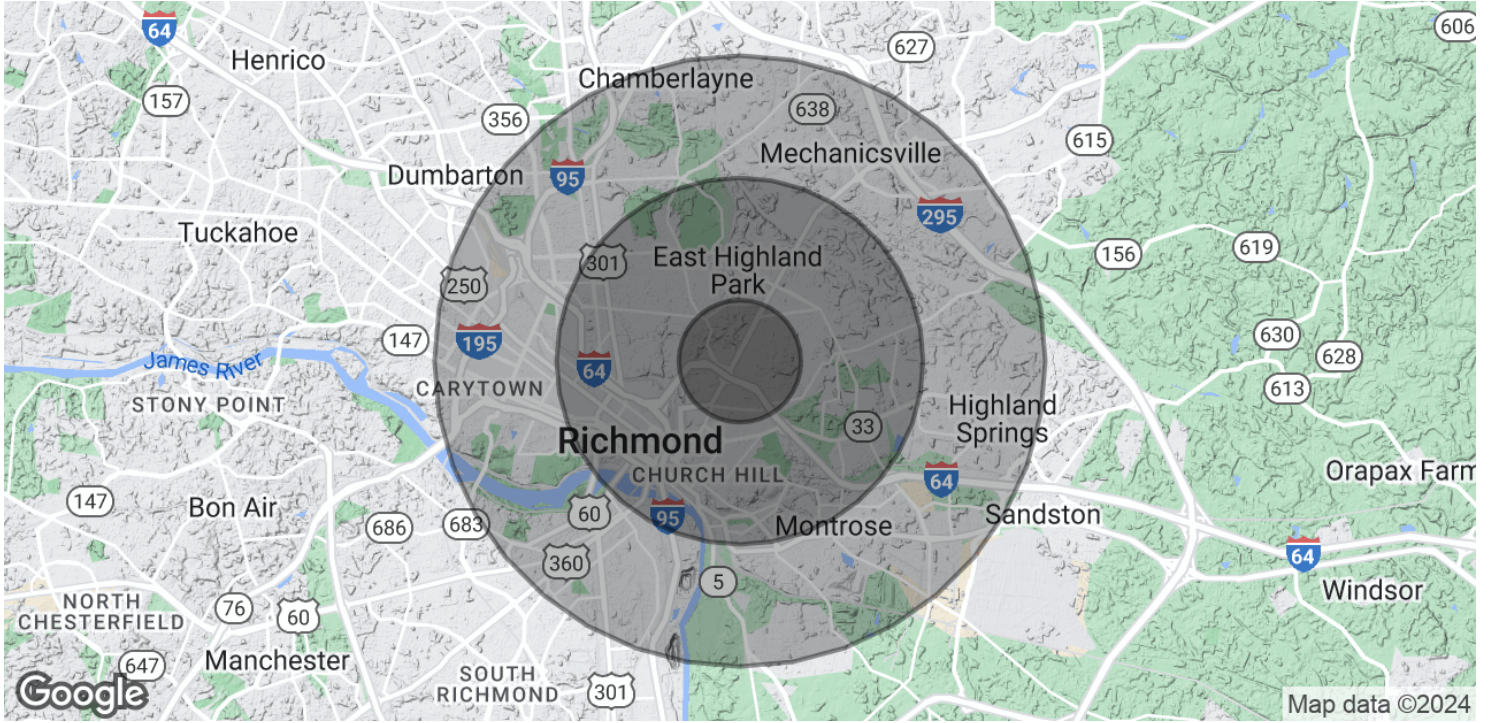


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,302	94,862	213,098
Average Age	33.2	33.5	33.4
Average Age (Male)	29.7	31.6	31.6
Average Age (Female)	34.2	34.7	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,890	37,525	87,632
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$35,893	\$43,788	\$51,487
Average House Value	\$136,979	\$160,329	\$224,977

* Demographic data derived from 2020 ACS - US Census

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