

FOR SALE & LEASE

56,542 SF OFFICE WAREHOUSE

6031 Nine Mile Road | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

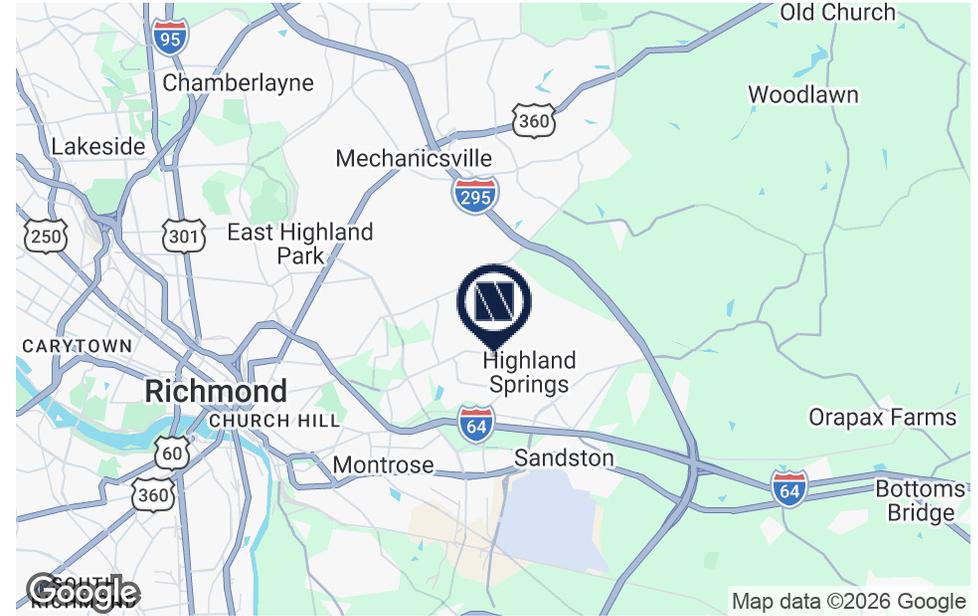
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OFFERING SUMMARY

Sale Price:	\$5,900,000
Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	56,542 SF
Lot Size:	6.28 Acres
Zoning:	*M-1C

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
Total Population	127,793	240,398	413,993
Daytime Population	129,470	281,698	466,060
Total Households	54,862	104,880	181,093
Average HH Income	\$86,696	\$92,597	\$102,248

PROPERTY OVERVIEW

Office Warehouse For Sale/Lease

PROPERTY HIGHLIGHTS

- 4 loading docks
- Ample fenced/secured parking area
- Potential future outparcel pad
- Well lit
- 16' clear
- ***Location was originally zoned B-1 and B-3; it was rezoned to M-1C with restricted use to B-1 uses and furniture sales, warehousing, and repair. Furniture repair is limited to maximum 5,600 SF of the building. County may entertain an unrestricted M-1 rezoning depending on the user they might consider a new M-1C with new conditions.**

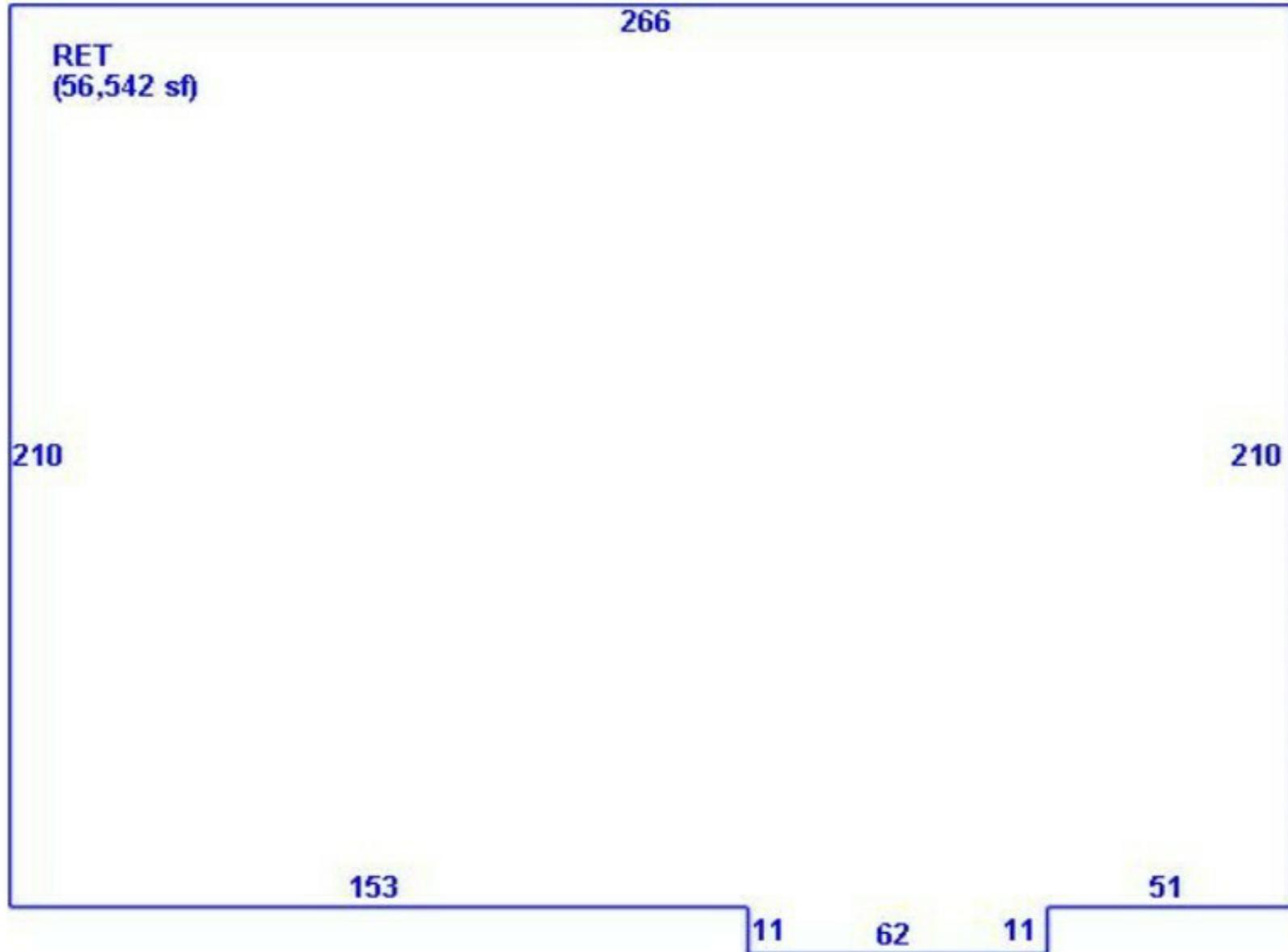
FLOOR PLAN

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TRADE AREA

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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