

FOR SALE

15,917 SF BUILDING WITH DRIVE THRU

4605 Commerce Road | Richmond, VA 23234



S.L. NUSBAUM
REALTY CO.



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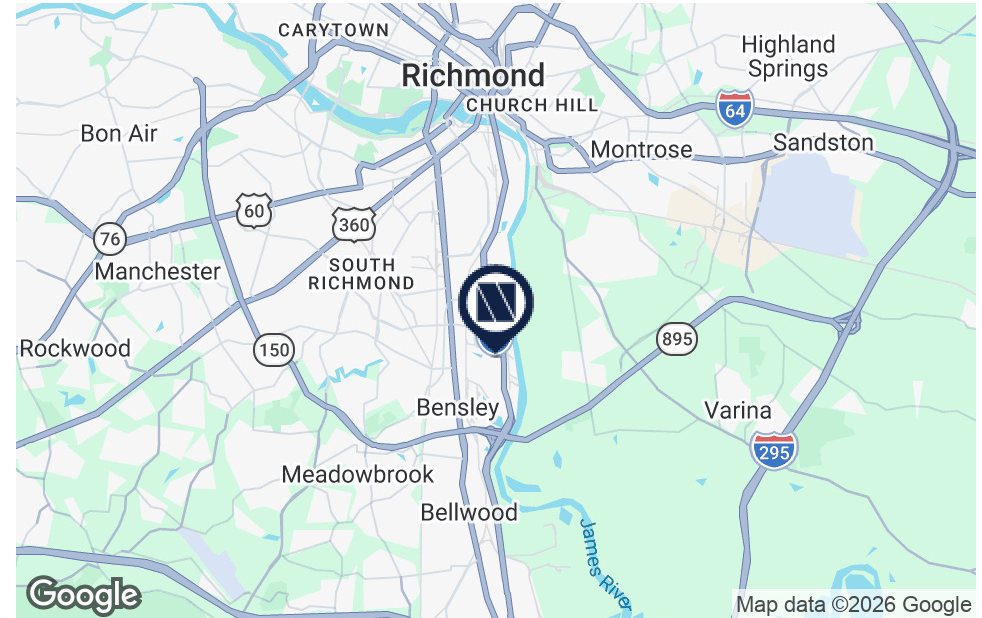
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Building Size:	15,917 SF
Lot Size:	1.91 Acres
Zoning:	M-2

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	40,473	148,768	306,682
Total Households	14,877	61,530	127,734
Average HH Income	\$76,815	\$83,491	\$86,504

PROPERTY OVERVIEW

4605 Commerce Road offers a rare opportunity to acquire a well-located commercial property with direct access to I-95 in Richmond's established industrial corridor.

PROPERTY HIGHLIGHTS

- Strategic Corner Location with a fully signalized intersection
- Surrounded by major employers, including Philip Morris USA and the growing Virginia I-95 Distribution Center
- Situated just off Exit 69 on I-95, providing immediate access to major transportation routes and proximity to the Port of Richmond
- Located in City of Richmond in the Enterprise Zone

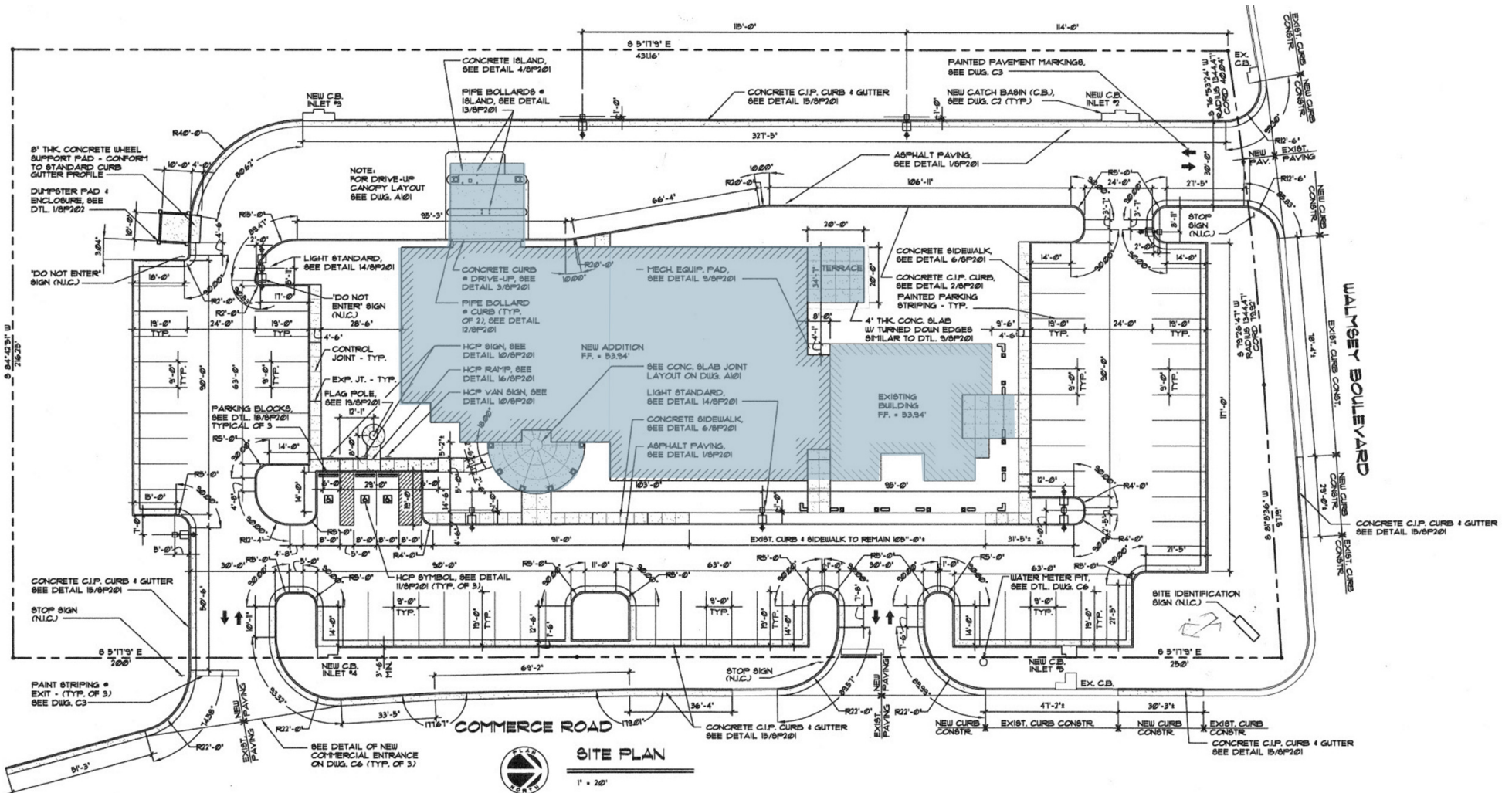
SITE PLAN

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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TRADE AREA

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CONTACT INFORMATION

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