

AVAILABLE

Tractor Trailer Parking Available

1951 Walmsley Boulevard, Richmond, VA 23234



Exclusive Agent:

WILSON FLOHR, SIOR
(804) 521-1458
wilson@porterinc.com

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER
R E A L T Y



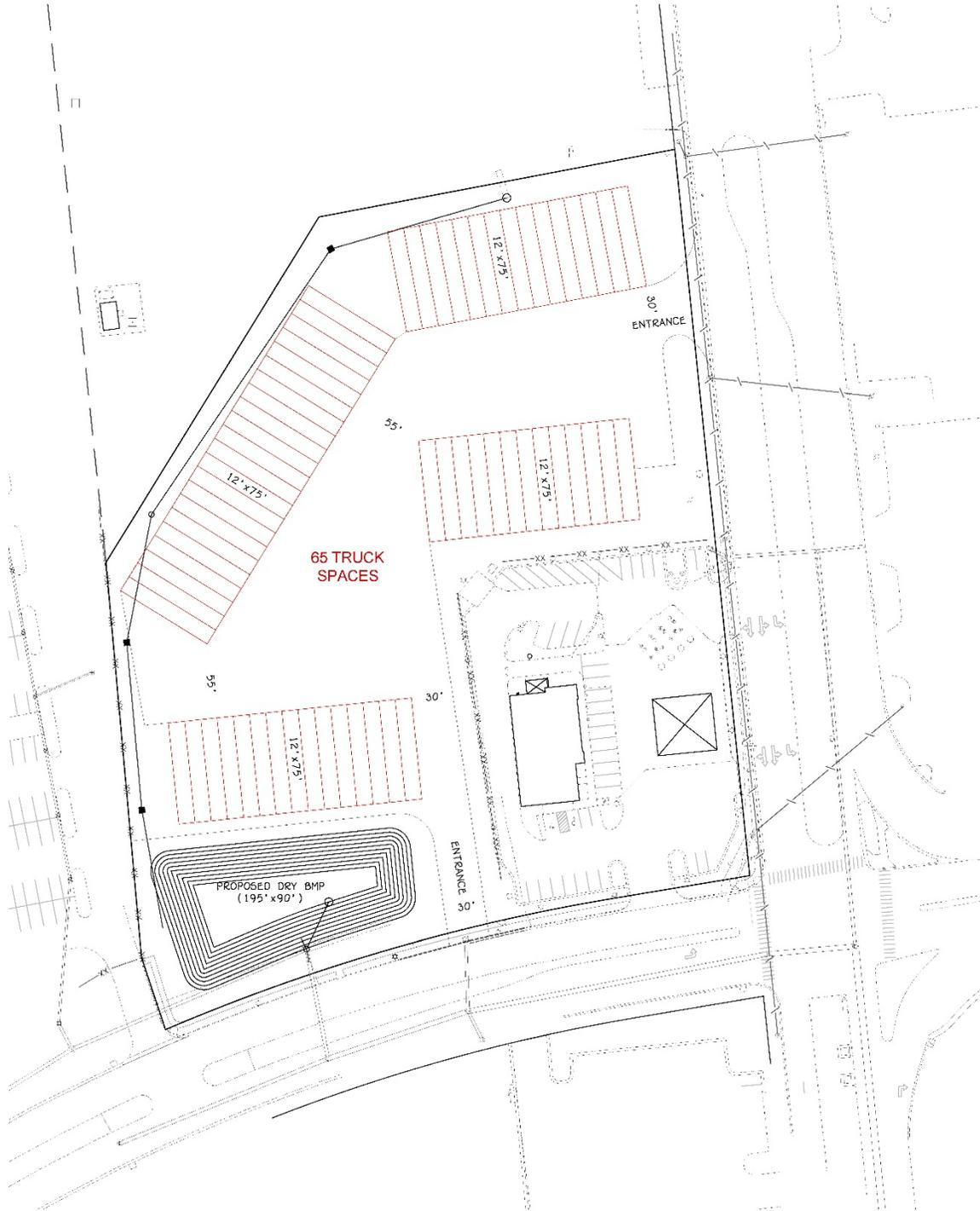
HIGHLIGHTS

- Tractor-Trailer Parking & Outside Storage Available
- ±4 Acres of Functional Yard Area Available for Lease
- Zoned: M-2
- Excellent Interstate Access via I-95, Just Off the Commerce Road Exit
- Minutes from the Port of Richmond
- Dual Access from Commerce Road and Walmsley Boulevard
- Graveled Yard Area
- For Lease: Call for Details

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POTENTIAL TRUCK PARKING LAYOUT

4325 Commerce Road | Richmond, VA 23234



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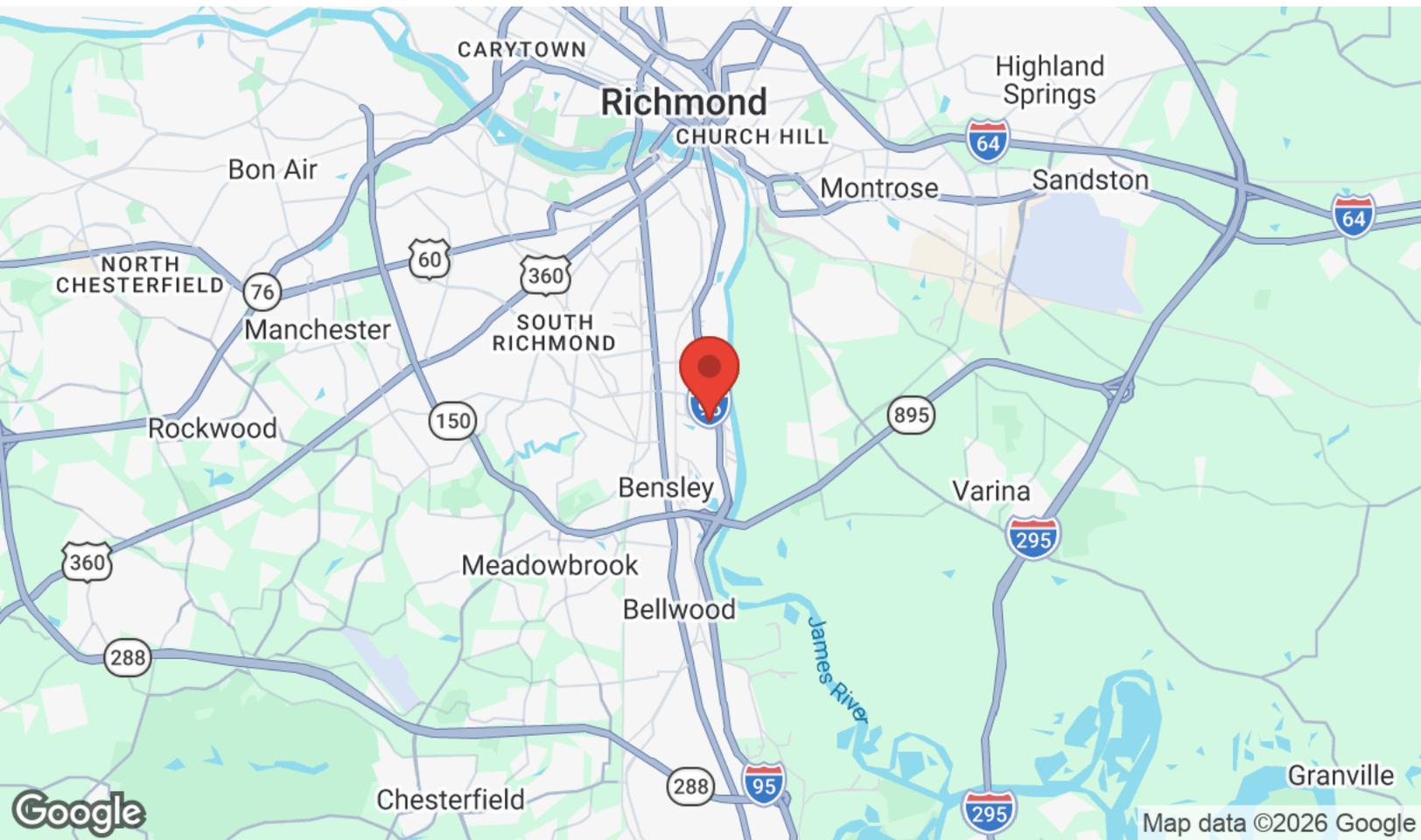
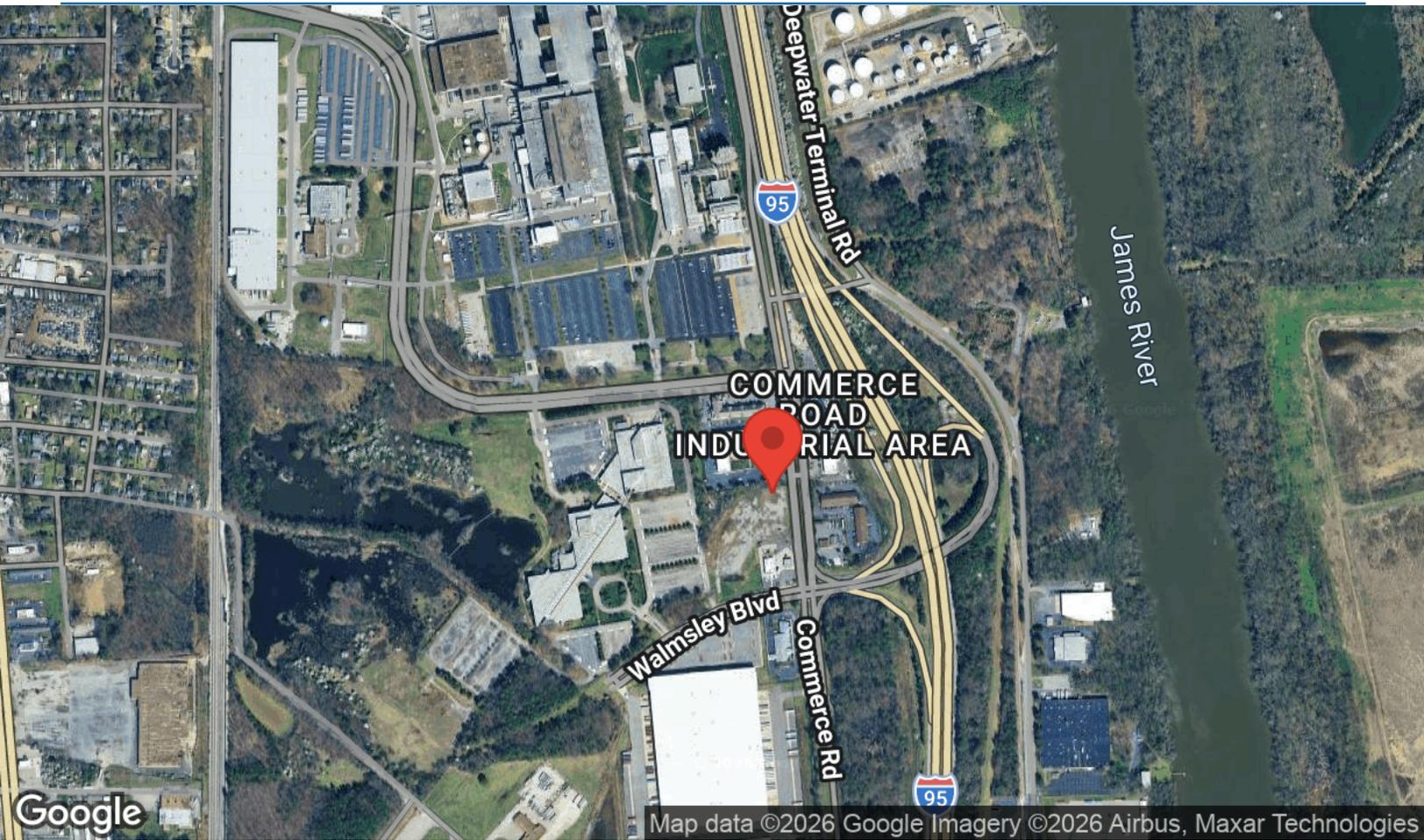


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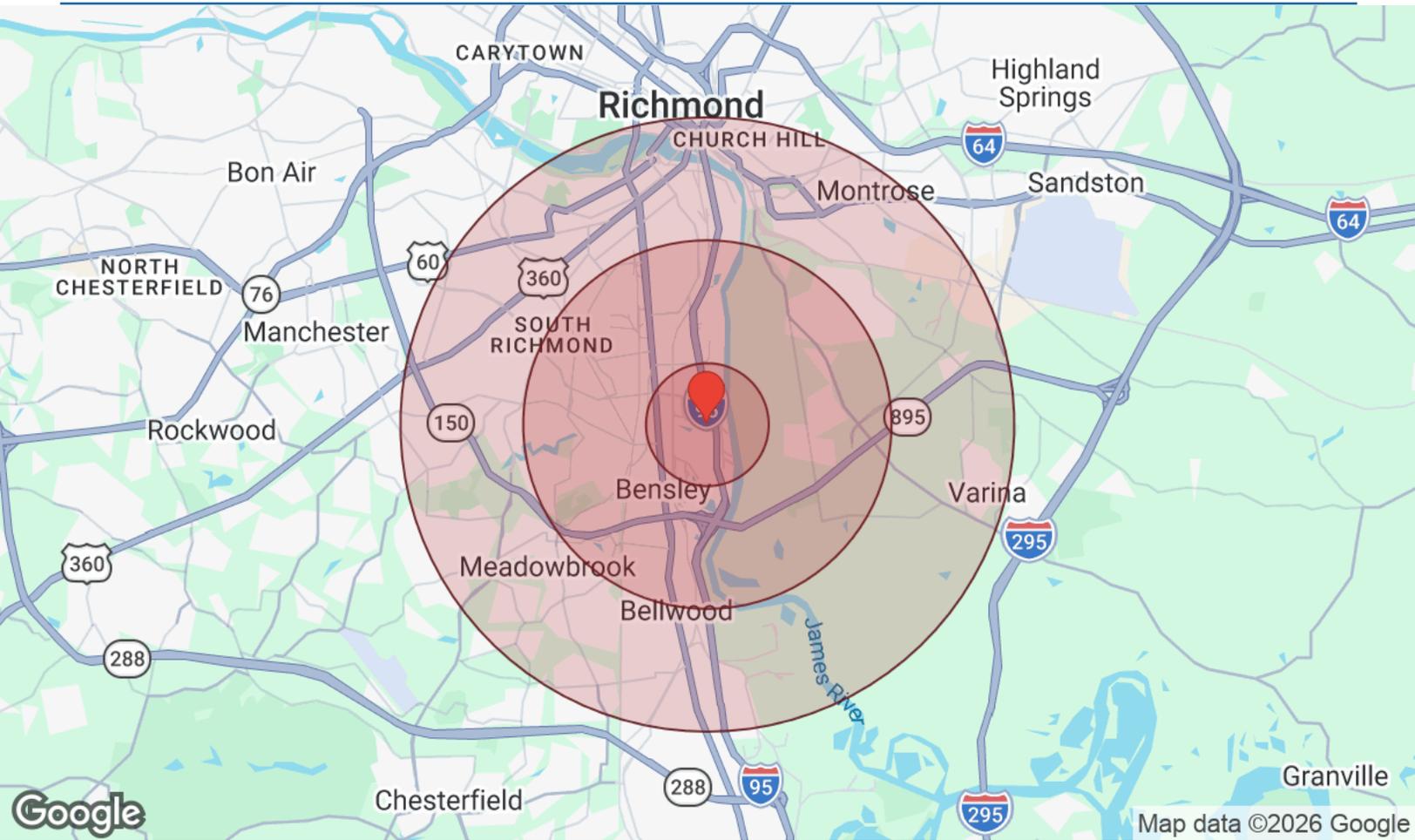
LOCATION MAPS

4325 Commerce Road | Richmond, VA 23234



DEMOGRAPHICS

4325 Commerce Road | Richmond, VA 23234



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,121	19,370	73,543
Female	1,064	20,412	78,748
Total Population	2,185	39,782	152,290
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	391	9,062	46,052
Black	935	19,115	71,515
Am In/AK Nat	3	60	228
Hawaiian	N/A	N/A	46
Hispanic	799	9,949	27,671
Asian	15	792	3,046
Multiracial	40	728	3,396
Other	2	76	335
Housing	1 Mile	3 Miles	5 Miles
Total Units	826	16,111	69,654
Occupied	751	14,868	64,556
Owner Occupied	315	7,362	29,677
Renter Occupied	436	7,506	34,879
Vacant	75	1,243	5,098

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	562	8,418	27,762
Ages 15 - 24	238	4,874	17,457
Ages 25 - 54	954	16,392	69,443
Ages 55 - 64	195	4,519	17,459
Ages 65+	234	5,577	20,169
Income	1 Mile	3 Miles	5 Miles
Median	\$52,761	\$64,139	\$67,972
Under \$15k	82	1,548	6,169
\$15k - \$25k	81	1,000	4,693
\$25k - \$35k	80	1,182	4,242
\$35k - \$50k	117	1,985	8,285
\$50k - \$75k	157	2,988	12,229
\$75k - \$100k	93	2,201	10,180
\$100k - \$150k	85	2,200	9,477
\$150k - \$200k	13	845	4,813
Over \$200k	45	922	4,470

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