

# AVAILABLE

## 1201 Old Francis Road

1201 Old Francis Road, Glen Allen, VA 23059



### Exclusive Agent:

**CLIFF PORTER**  
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**CORFAC**  
INTERNATIONAL

**SIOR**

**CCIM**

### HIGHLIGHTS

- 2,859 SF +/- 1st Floor Office
- 3,026 SF +/- 2nd Floor Office
- 5,885 SF Total plus
- 2,142 SF Basement Storage Area
- 22 Parking Spaces
- 2-Story Building
- Built in 1951
- Zoned B-3
- 1.24 Acres
- Convenient to I-295 & I-95
- For Lease: \$14.00/SF NNN
- For Sale: \$1,250,000.00

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# PROPERTY PHOTOS

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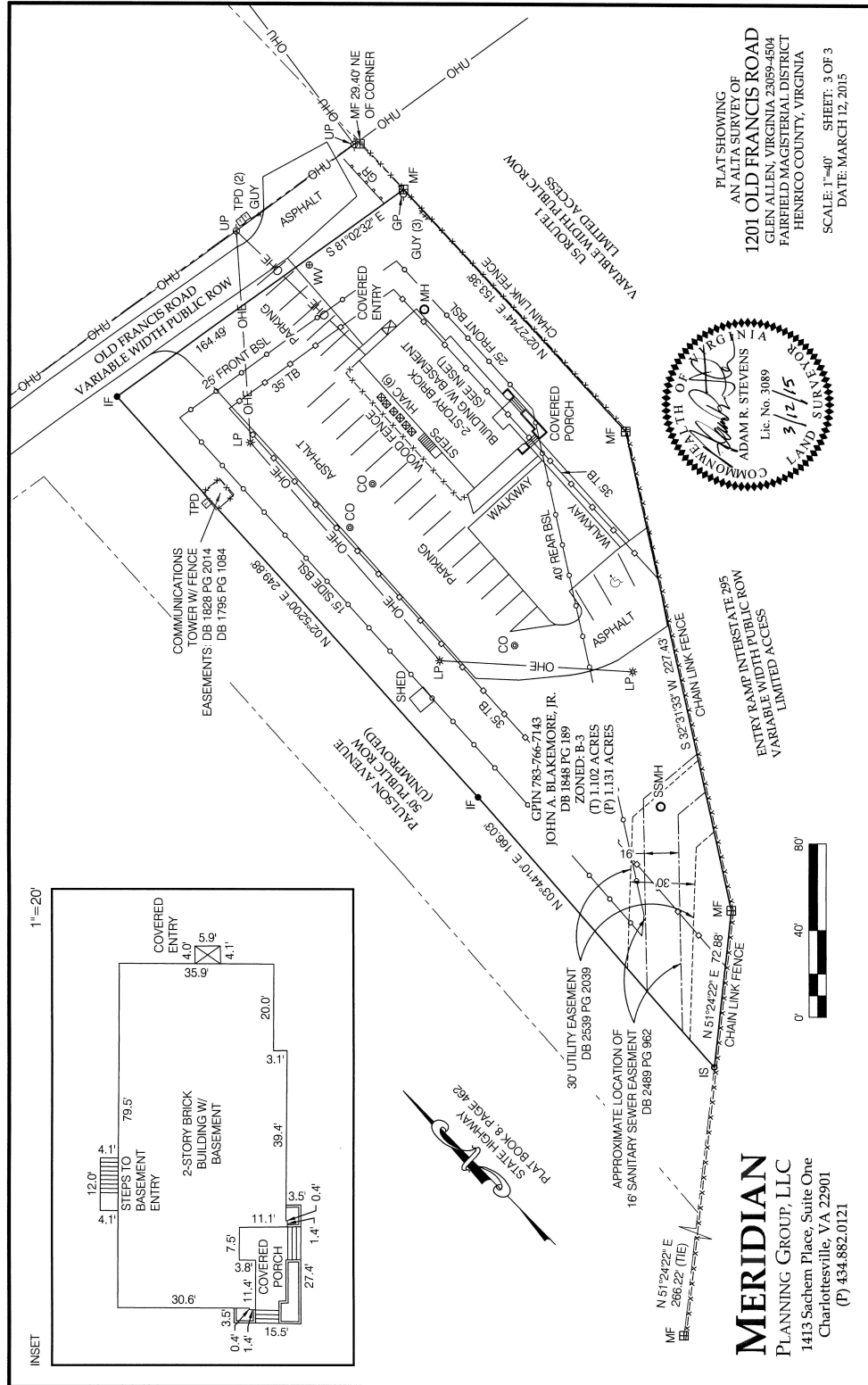


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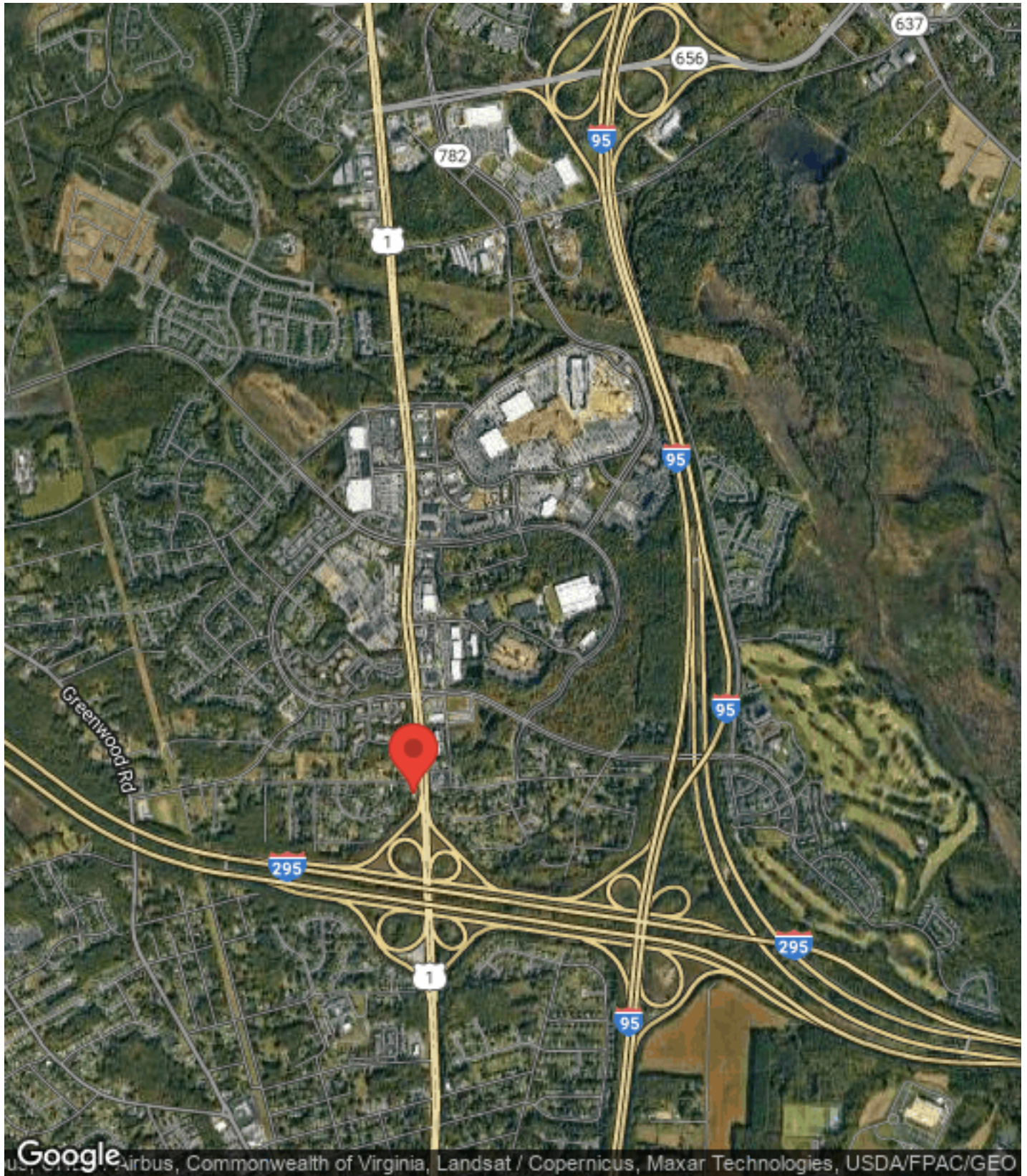


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# REGIONAL MAP

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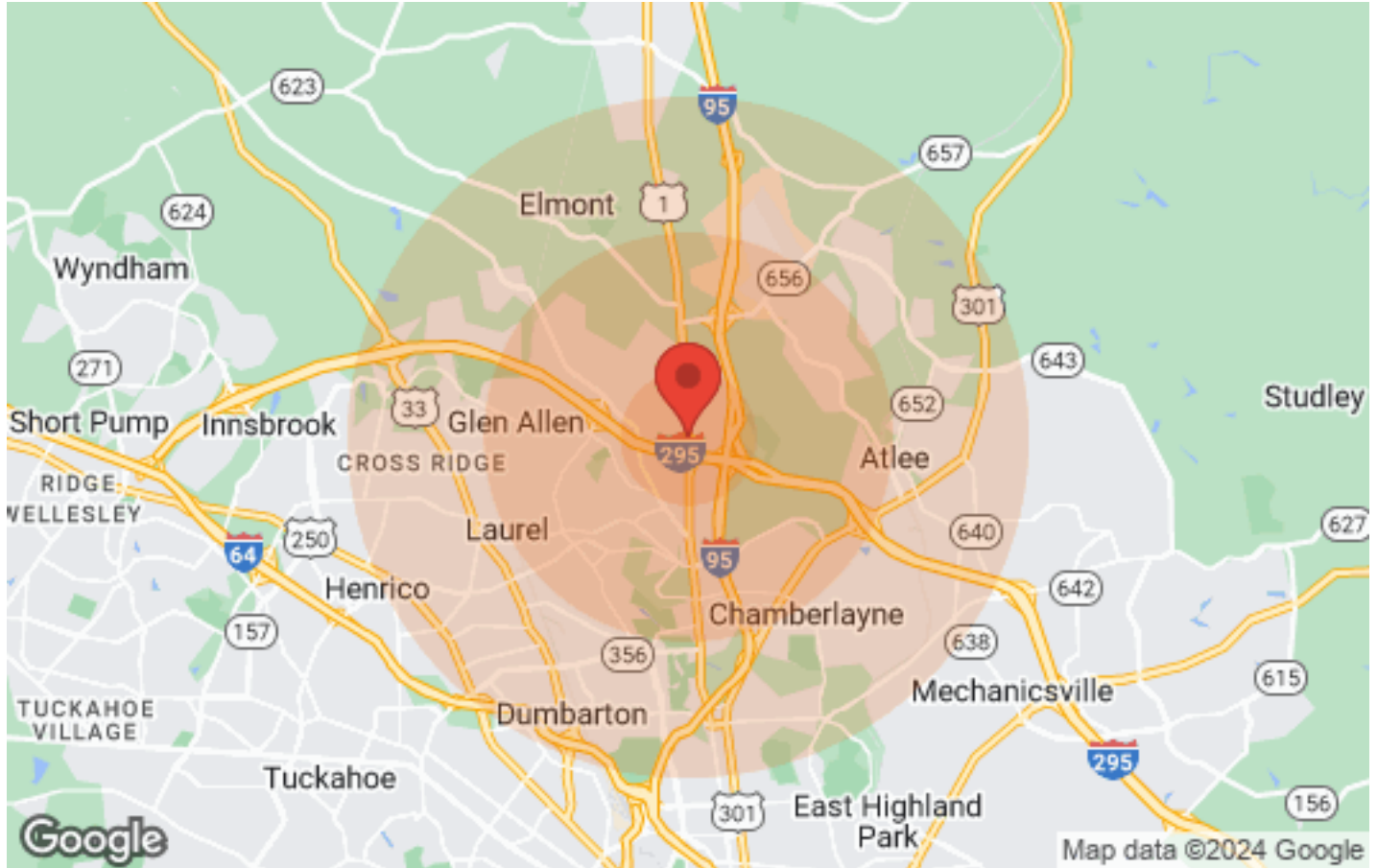


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# DEMOGRAPHICS

1201 Old Francis Road | Glen Allen, VA 23059



Population	1 Mile	3 Miles	5 Miles
Male	1,163	19,835	58,090
Female	1,347	21,900	64,476
Total Population	2,510	41,735	122,566

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	580	7,803	23,744
Ages 15-24	346	5,486	15,571
Ages 25-54	1,066	15,493	47,944
Ages 55-64	253	5,743	15,414
Ages 65+	265	7,210	19,893

Income	1 Mile	3 Miles	5 Miles
Median	\$40,865	\$65,479	\$60,528
< \$15,000	68	1,227	4,601
\$15,000-\$24,999	141	1,069	4,251
\$25,000-\$34,999	272	1,455	5,375
\$35,000-\$49,999	144	2,329	7,221
\$50,000-\$74,999	219	3,209	9,835
\$75,000-\$99,999	108	2,774	7,411
\$100,000-\$149,999	78	3,153	7,201
\$150,000-\$199,999	N/A	1,112	2,781
> \$200,000	N/A	485	1,457

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,113	18,337	54,544
Occupied	1,050	17,514	51,313
Owner Occupied	577	13,908	33,659
Renter Occupied	473	3,606	17,654
Vacant	63	823	3,231

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