

# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

COMMERCIAL DIVISION



## KEY FEATURES

- ± 13,812 SF Building on ± 1.89 AC
- Zoned B-3 in Henrico County providing for multiple by right uses
- Located at signalized corner of N Laburnum Ave and Nine Mile Road with two ingress/egress points
- Drive-thru window
- Expansive retail sales area, large storage area, two electrical rooms, office, employee lounge, and two restrooms
- Storage area accommodates overhead loading door
- Highly visible pylon sign with message board and building signage on two sides
- Building and parking lot in very good condition

FREESTANDING RETAIL

FOR LEASE

## AVAILABLE SUMMER 2025

4720 Nine Mile Road | Richmond, VA 23223

Great opportunity to locate on heavily traveled N Laburnum Ave and Nine Mile Road with convenient access to I-64.



**To Learn More, Contact:**

**JANET MOORE, CCIM**

janet.moore@rwtowne.com

757.645.4500

janetmooreccim.com

4135 Ironbound Road, Williamsburg, VA 23188 | janetmooreccim.com | 757.645.4500



# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

**BERKSHIRE HATHAWAY** | RW TOWNE REALTY  
 HOMESERVICES

COMMERCIAL DIVISION

FREESTANDING RETAIL

FOR LEASE



Front Entrance



Drive-thru Window



## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	8,142	75,925	185,198
HOUSEHOLDS	3,407	32,182	80,763
AVERAGE HOUSEHOLD INCOME	\$52,629	\$53,559	\$55,859
DAYTIME POPULATION	7,167	62,844	227,811



# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

COMMERCIAL DIVISION

FREESTANDING RETAIL

FOR LEASE



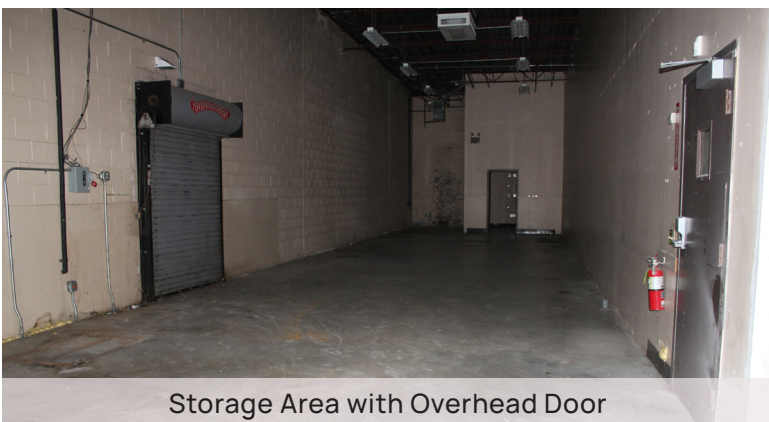
Drive - Thru



Loading Area



Expansive Retail Sales Area



Storage Area with Overhead Door



Storage Area and Electrical Room



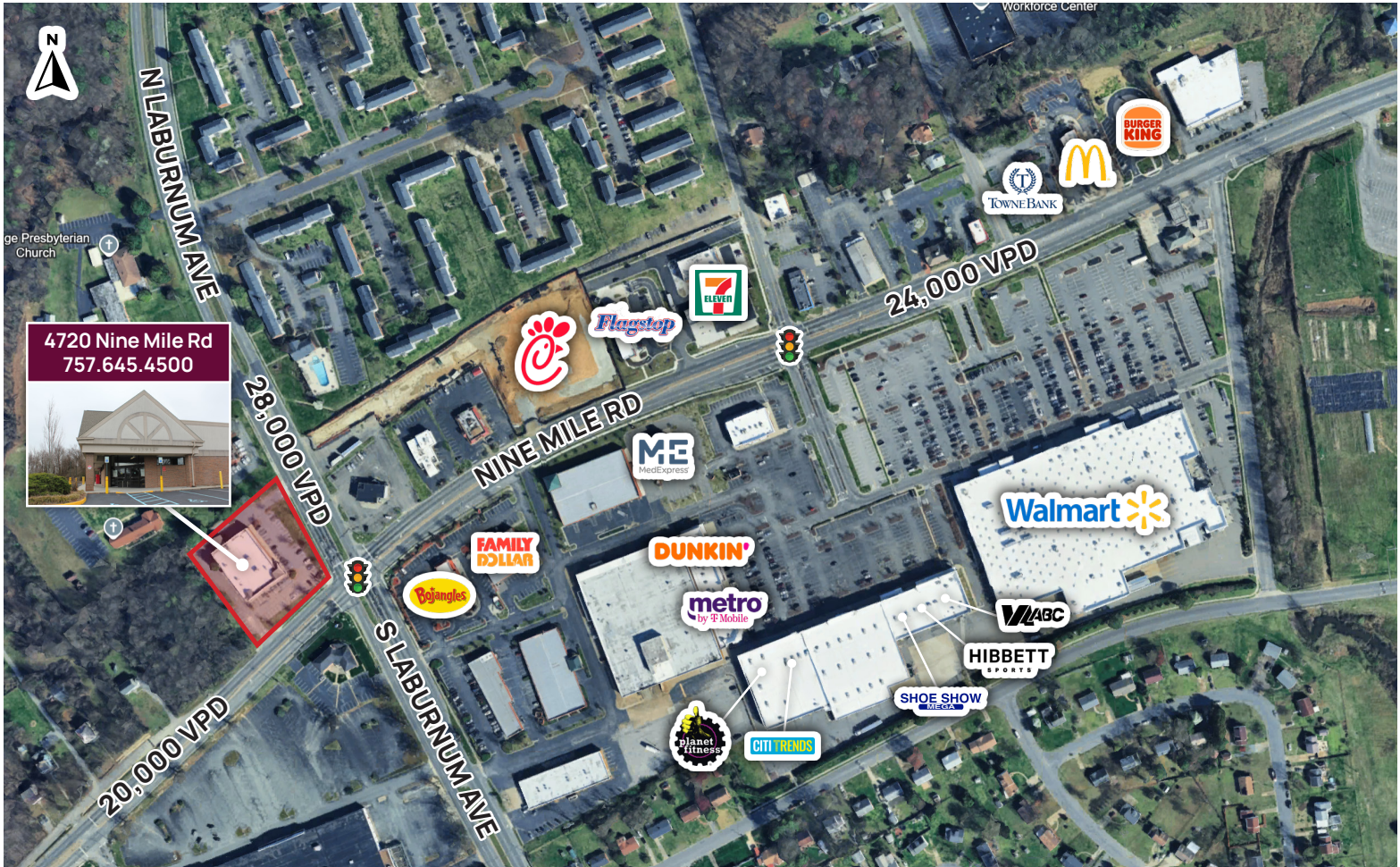
# COMMERCIAL REAL ESTATE SERVICES INVESTMENT SALES AND LEASING

**BERKSHIRE HATHAWAY** | RW TOWNE REALTY  
HOMESERVICES

COMMERCIAL DIVISION

FREESTANDING RETAIL

FOR LEASE

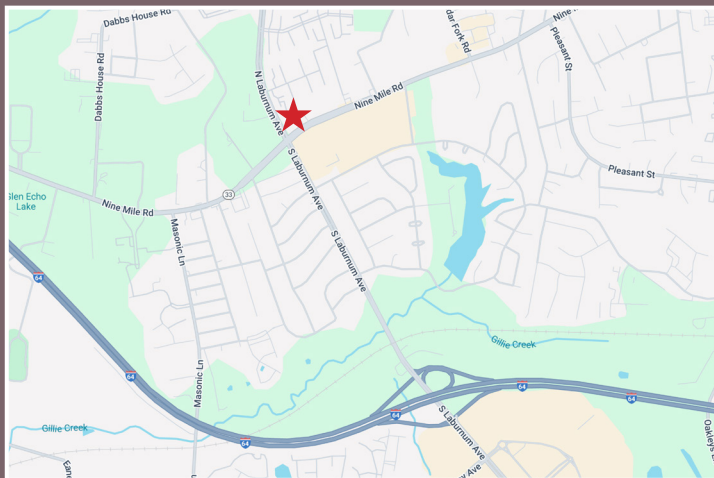


4720 Nine Mile Rd  
757.645.4500



## LOCATION FEATURES

- Prime visibility on signalized corner
- ± 1.00 mile to I-64
- Two right in/out ingress/egress points
- 485' of frontage on Laburnum Ave and Nine Mile Road
- 28,000 VPD N. Laburnum Ave



4135 Ironbound Road, Williamsburg, VA 23188 | Office: 757.220.9500



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any listing conditions imposed by the property owner (s). As applicable we make no representation as to the condition of the property (or properties) in question. I Exclusive Agent Representing the Seller. All information is believed to be accurate but is not warranted and is solely a guide to prospective purchasers who should satisfy themselves by inspection or otherwise as to the correctness of this information. ©2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Berkshire Hathaway HomeServices RW Towne Realty is an affiliate of TowneBank and licensed in the states of Virginia and North Carolina.