

SALE/LEASEBACK OPPORTUNITY

15,917 SF BUILDING WITH DRIVE THRU
4605 Commerce Road | Richmond, VA 23234



S.L. NUSBAUM
REALTY CO.

±5,000 SF
SALE-LEASEBACK w/
ESTABLISHED
CREDIT UNION

±11,000 SF
OWNER/OCCUPANT
OR INVESTMENT
OPPORTUNITY



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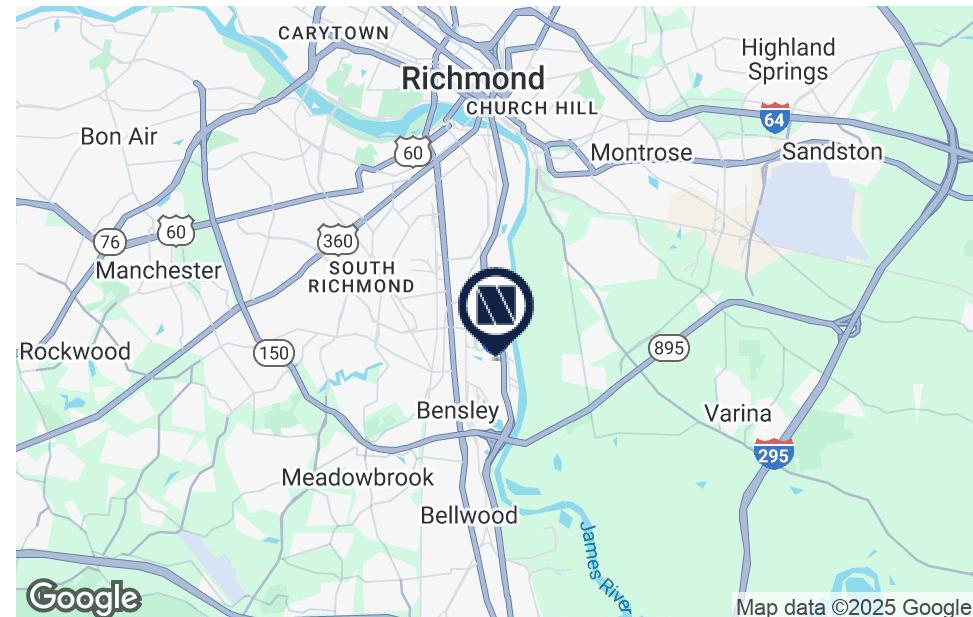
PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Building Size:	15,917 SF
Available For Occupancy:	±11,000 SF
Leaseback To Credit Union:	±5,000
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

- ±5,000 SF Credit Union branch - Sale/Leaseback with established Credit Union
- ±11,000 SF available - Ideal for owner-occupant or additional investment opportunity
- Dual Opportunity - Secure rental income + occupy or lease the balance of the building
- Leaseback - Credit Union to retain ±5,000 SF and drive-thru
- 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

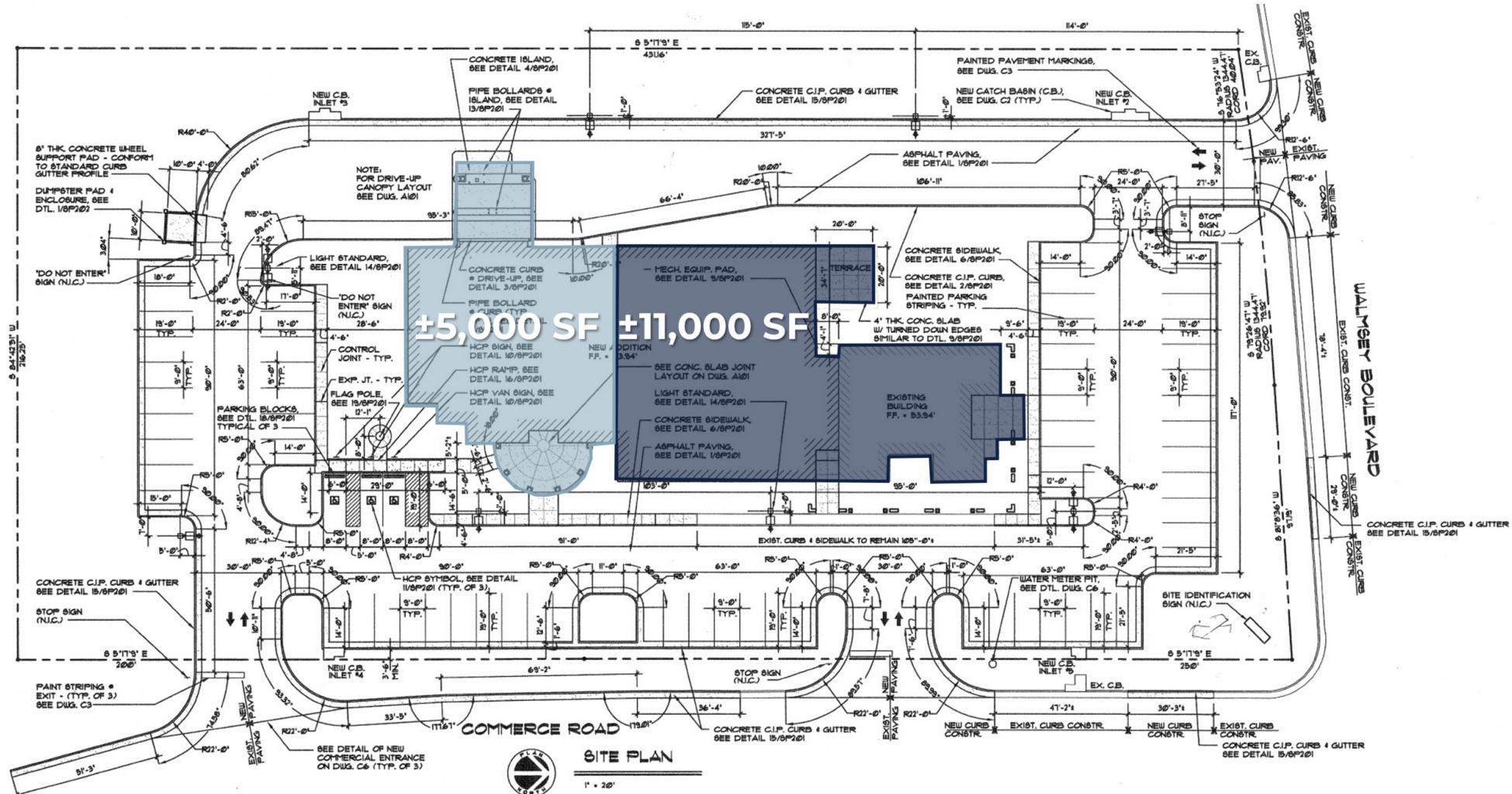
SITE PLAN

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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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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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PROUD PARTNER



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