



NORTH RUN

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FOR LEASE | NORTH RUN VI

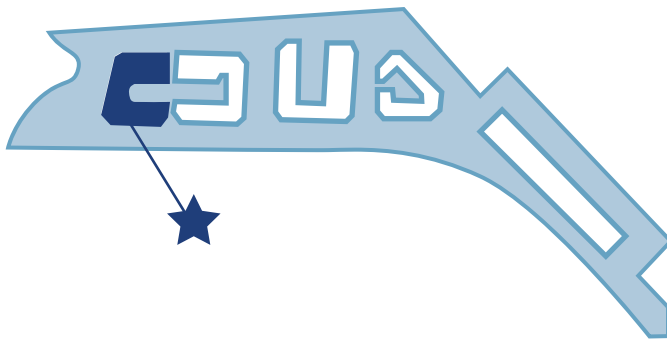
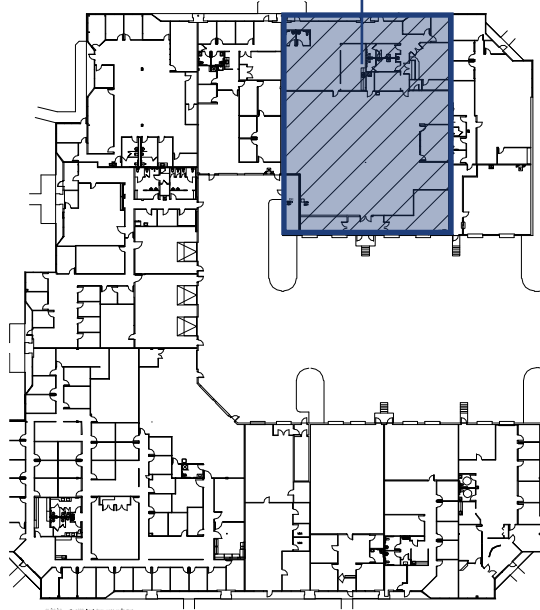
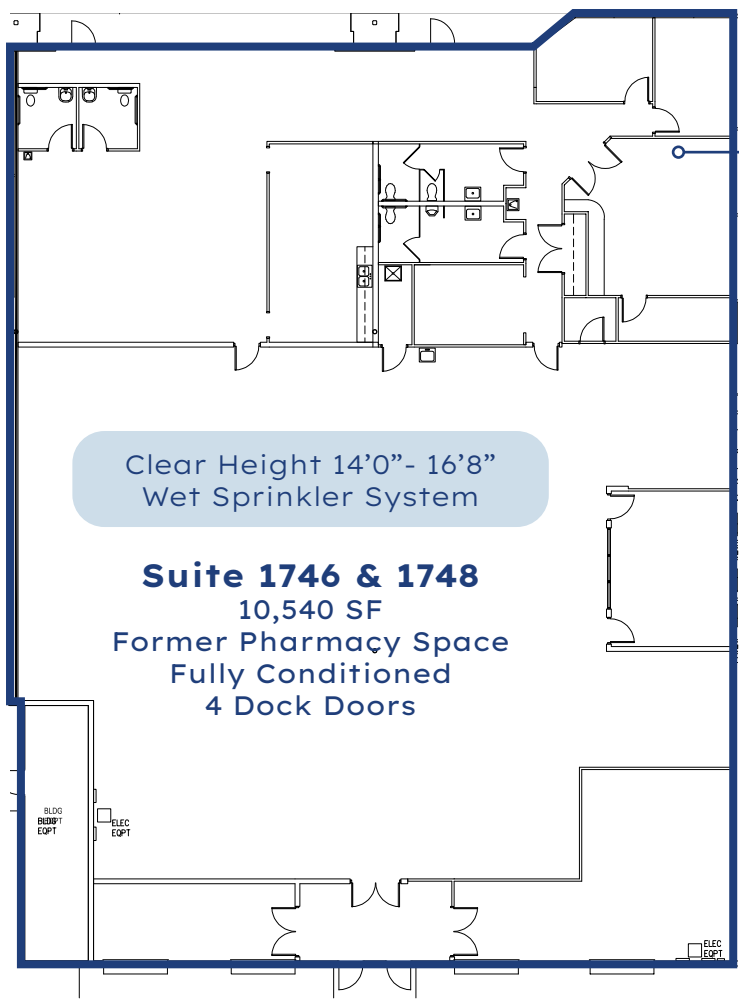
FLEX SPACE AVAILABLE

1770-1750 E Parham Road, Richmond, VA

PROPERTY FEATURES

- 64,525 SF on 5.094 acres
- Available: Suite 1746: 10,540 SF
- 17'4"-20'4" ceiling height to deck
- 3.3 parking spaces per every 1,000 SF
- Recent landscaping improvements completed and new signage package available for increased visibility
- Zoned O-S
- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295 & I-64

FOR LEASE | NORTH RUN VI
FLOOR PLAN



FOR LEASE | NORTH RUN V AREA MAP



NORTH RUN

CONVENIENT LOCATION

- Apple Spice Junction, a full service eatery and caterer, on-site
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TRANSPORTATION



Richmond International Airport
(27 min drive, 17 miles)



Virginia Port Authority
(25 min drive, 15.3 miles)



Transflo
(11 min drive, 6.4 miles)



Reynolds
COMMUNITY COLLEGE



BANK OF AMERICA



FOOD LION



Wendy's



McDonald's



Waffle House



Chicken Pesto

Walmart



BIG LOTS



FOR LEASE | NORTH RUN VI

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2028 Population Projection	26,983	171,317	588,103
Annual Growth (2023-2028)	0.2%	0.2%	0.2%
Median Age	40.6	40.2	38.5

Source: CoStar

	2 Miles	5 Miles	10 Miles
Density (Population per square mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Year Forecast)	6,290	65,824	176,780
Percent Forecast (5 Year Forecast/ Current Year)	4.42%	4.27%	4.02%
Median Age	42	41	40
Median Household Income	\$75,360	\$71,076	\$81,646
Average Household Income	\$104,565	\$93,356	\$103,315
Households	2,700	26,976	72,830

Source: LandVision

