

# FOR LEASE

## 3905-3907 Carolina Avenue, Henrico County Space Available Proximate To Richmond International Raceway



### Owner/Agent:

Robert E. Porter, Jr., CCIM, SIOR

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4801 Radford Avenue

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### Up To 41,000 SF± Available, Can Divide

- **Suite 3905: 18,000 SF±**
- Includes 2,500 SF± Office
- Includes 2,650 SF± Area with A/C & Heat
- 2 Docks (8'x10') & 1 Drive-In (8'x12')
- 1200 Amp, 120/208 V, 3 Phase
- **Suite 3907: 23,000 SF±**
- 2 Docks (10'x12')
- 100 Amp, 277/480 V, 3 Phase
- Sprinkler System
- Enterprise & Opportunity Zone
- For Lease: Call for Information

**PORTER**  
R E A L T Y

CORFAC  
INTERNATIONAL

SIOR

CCIM

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# 3905-3907 Carolina Ave., Richmond, VA 23222



### OFFERING SUMMARY

**Available SF:** 18,000 - 41,000 SF

**Lease Rate:** Call for Information

**Ceiling Height:** 16.5' - 20' Ceilings

**Year Built:** 1970

**Building Size:** 86000 SF

**Zoning:** M-1



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,148	32,055	86,552
Total Population:	8,634	82,556	206,486
Average HH Income:	\$40,611	\$45,703	\$54,761

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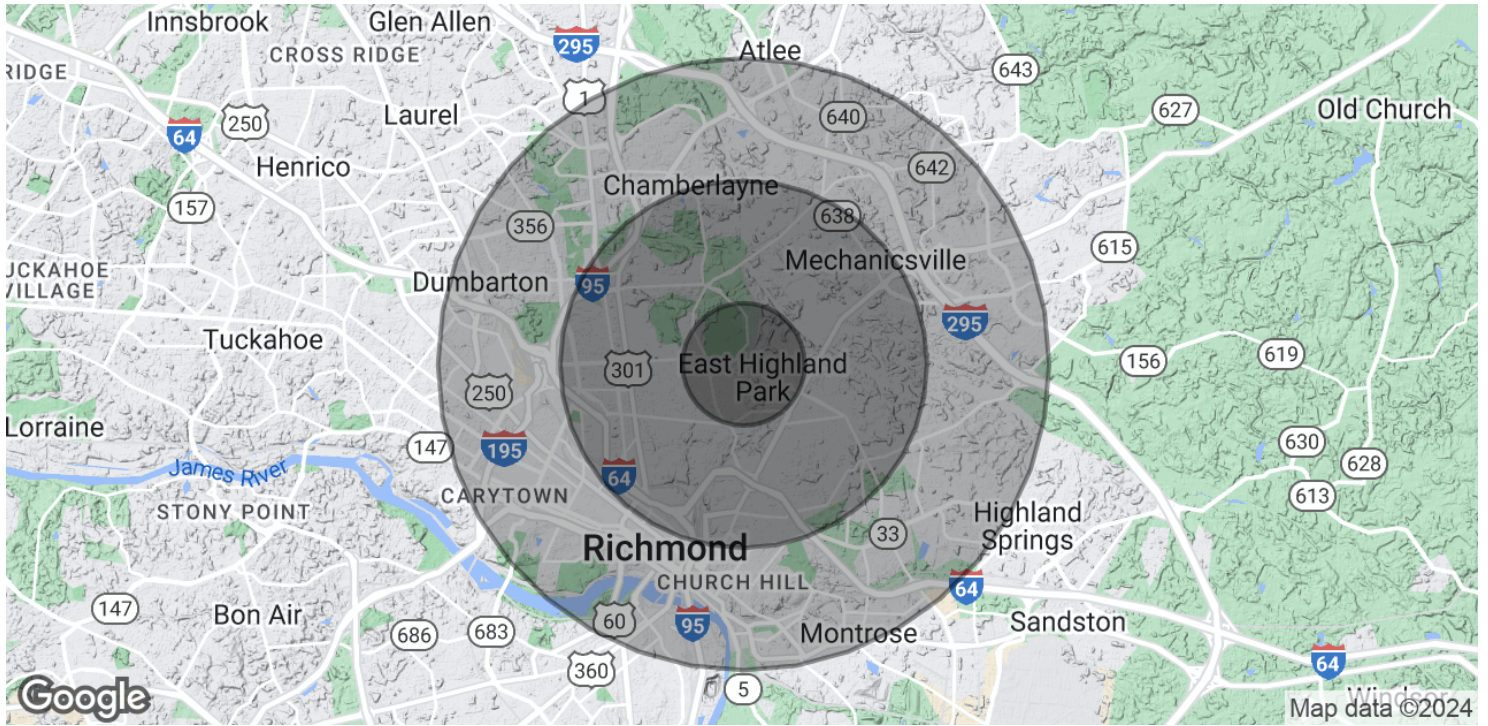
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,634	82,556	206,486
Average Age	36.2	34.9	34.8
Average Age (Male)	34.9	32.5	33.0
Average Age (Female)	36.2	36.4	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,148	32,055	86,552
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$40,611	\$45,703	\$54,761
Average House Value	\$135,280	\$184,892	\$227,292

\* Demographic data derived from 2020 ACS - US Census

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