

FOR LEASE

6290 Old Warwick Road

6290 Old Warwick Road, Richmond, VA 23224



Exclusive Agent:

ROBERT PORTER III
(804) 521-1455
rep3@porterinc.com

HIGHLIGHTS

- 4,836 SF Total (Approx 3,600 SF WH & 1,236 SF Office)
- Zoned Office-Service, Wide Range of Uses Allowed
- Warehouse Clear Height: 13'
- 2x Overhead Doors: 10' H X 12' W
- Proximate to Chippenham Parkway
- For Lease: \$10.50/SF NNN
- Available Q1 2025

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

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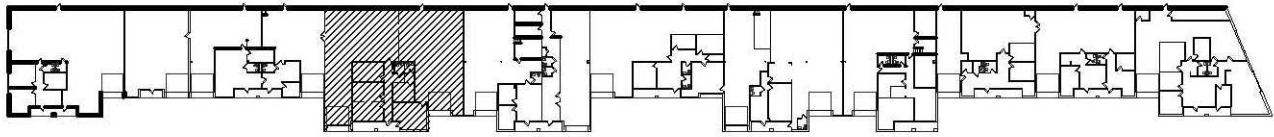
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PROPERTY PHOTOS

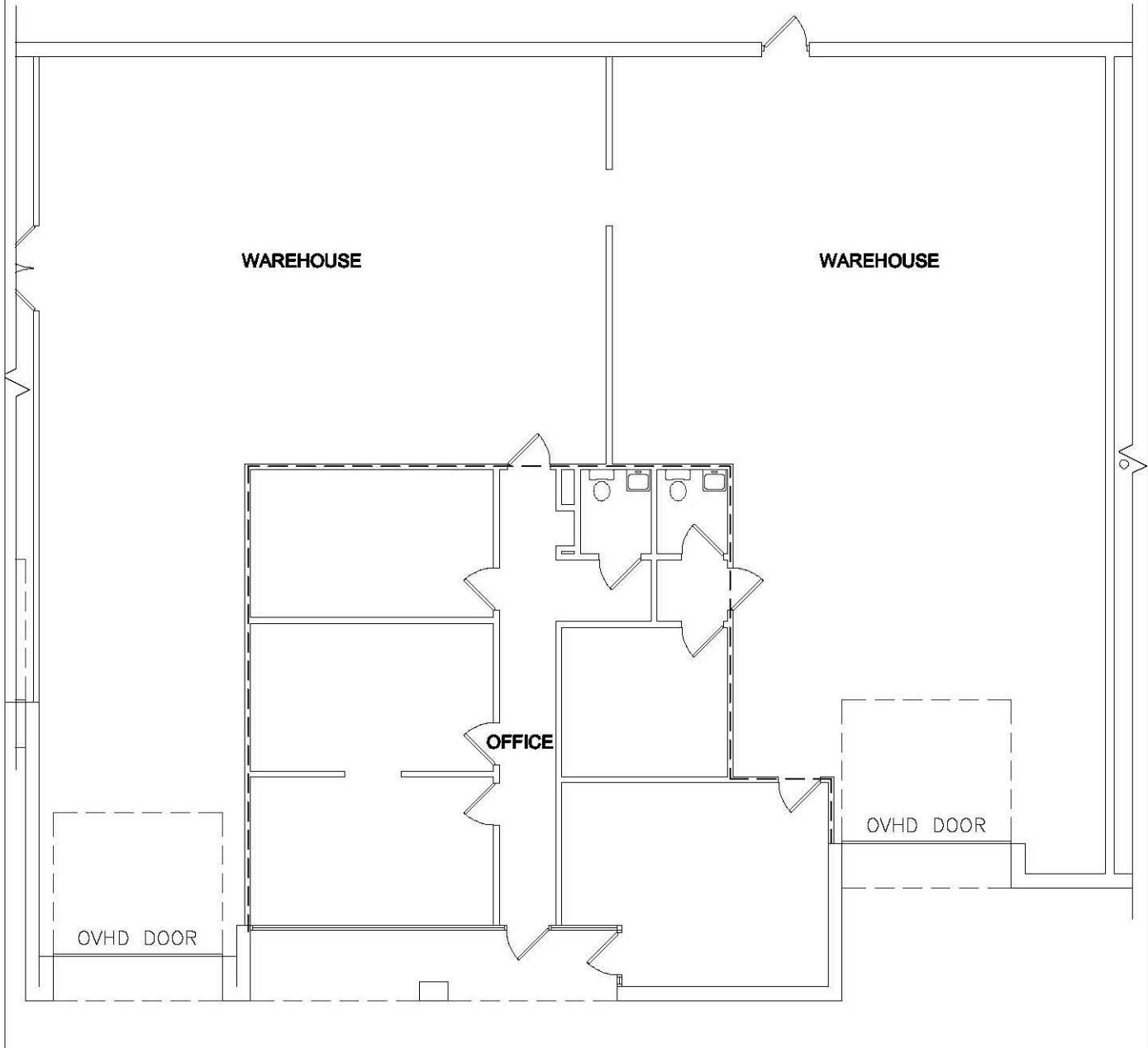
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KEY PLAN

SCALE: 1" = 100'-0"



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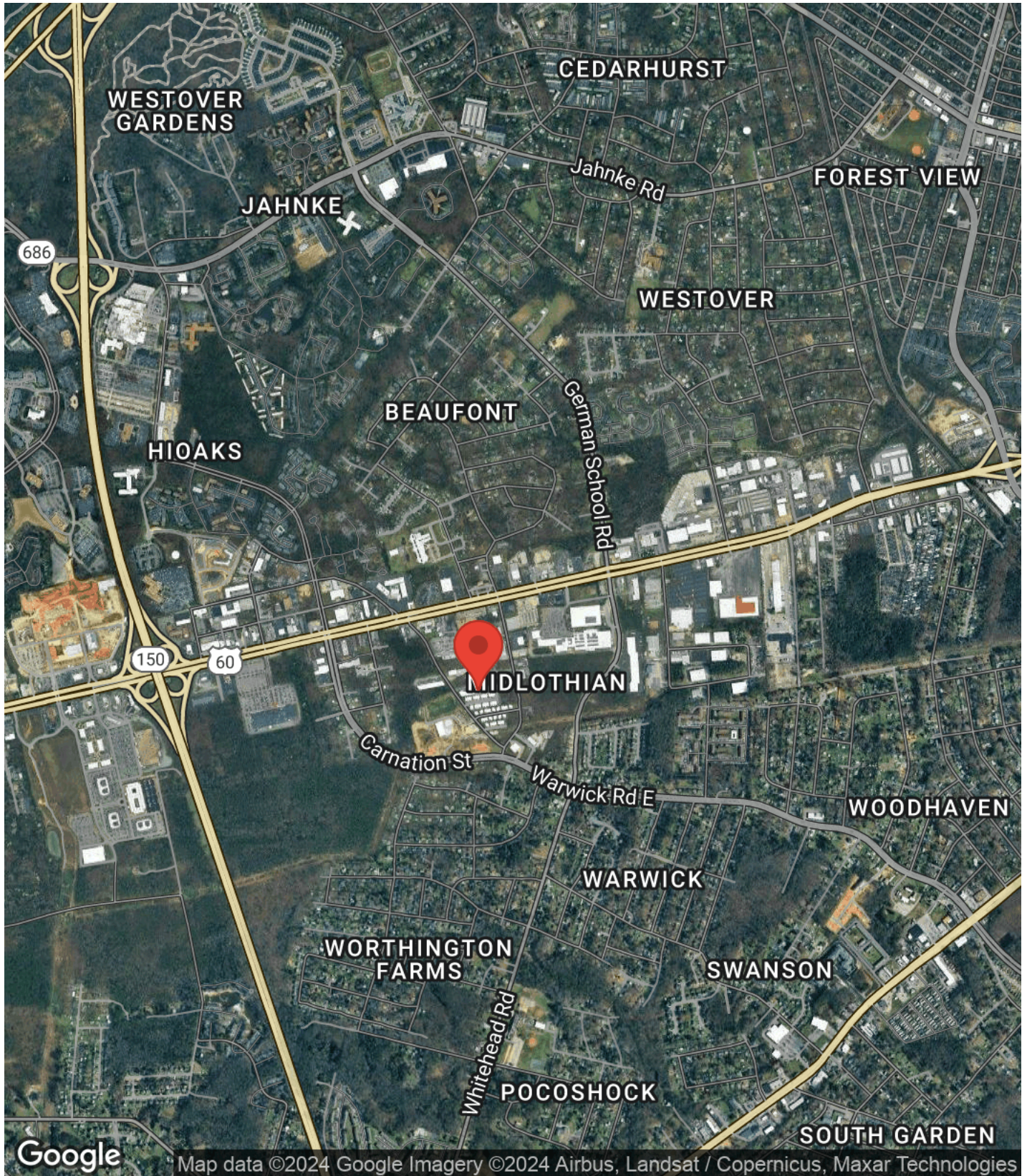
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AERIAL MAP

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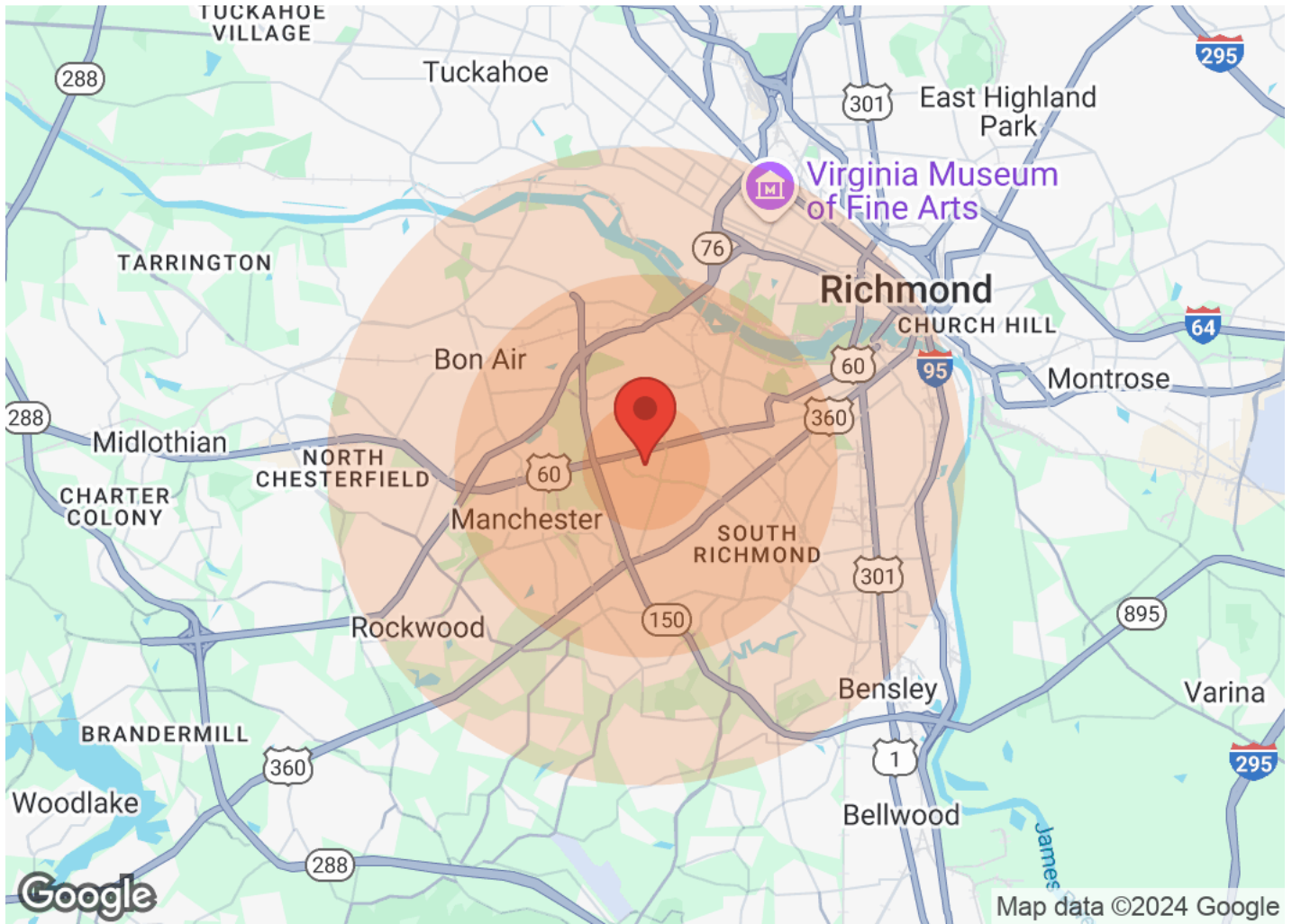
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,450	38,035	101,937	Median	\$32,899	\$42,090	\$44,737
Female	6,875	44,171	111,164	< \$15,000	1,026	4,541	13,260
Total Population	12,325	82,206	213,101	\$15,000-\$24,999	718	4,826	10,842
				\$25,000-\$34,999	614	4,349	9,850
Age				\$35,000-\$49,999	1,259	6,079	13,694
Ages 0-14	2,913	17,605	39,390	\$50,000-\$74,999	1,058	6,970	16,537
Ages 15-24	1,616	10,325	24,816	\$75,000-\$99,999	267	3,291	10,026
Ages 25-54	5,184	34,373	93,472	\$100,000-\$149,999	63	2,764	8,766
Ages 55-64	1,264	9,651	26,089	\$150,000-\$199,999	20	699	2,857
Ages 65+	1,348	10,252	29,334	> \$200,000	35	496	2,910
				Housing			
Race				Total Units	6,029	38,866	100,014
White	1,997	28,895	108,089	Occupied	5,284	35,106	91,198
Black	8,003	41,891	83,007	Owner Occupied	1,973	17,306	48,425
Am In/AK Nat	48	195	296	Renter Occupied	3,311	17,800	42,773
Hawaiian	5	44	71	Vacant	745	3,760	8,816
Hispanic	2,937	14,656	23,041				
Multi-Racial	4,242	20,982	34,206				

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