

AVAILABLE

2310 Magnolia Road
Richmond, VA 23223



Exclusive Agent:

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PORTER
REALTY

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HIGHLIGHTS

- 36,250 SF +/- Office/Warehouse Total
- 15' +/- Clearance
- Column Spacing 27' x 30'
- Sprinklered
- Zoned M-1 & M-2
- Additional Outside storage available

SECTION A - 22,126 SF

- 16,200 SF warehouse w/2 docks
- 2,926 SF unfinished area
- 3,000 SF Office

SECTION B

- 6,480 SF w/1 Drive-in

SECTION C

- 6,480 SF w/1 Drive-in

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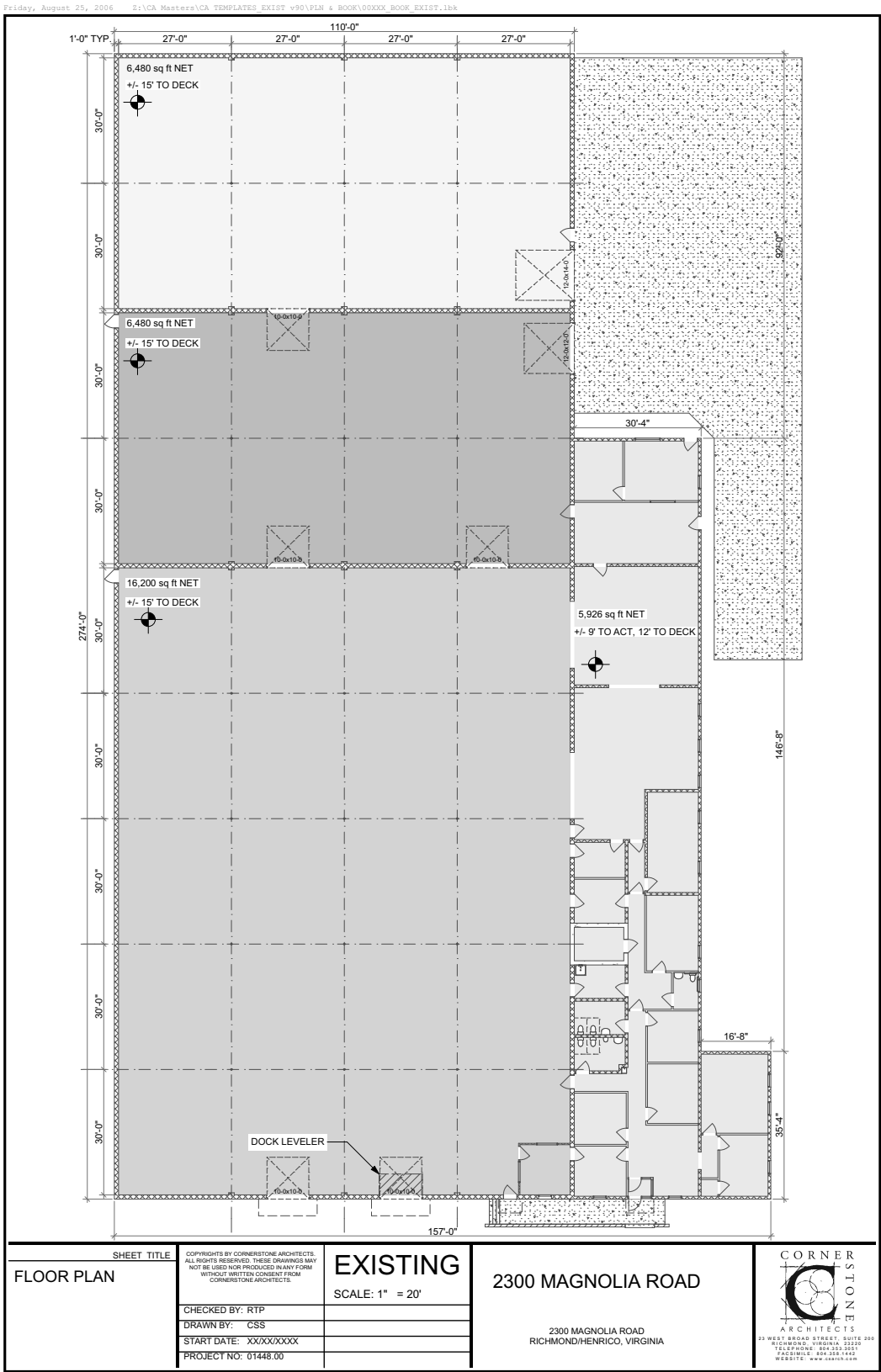
PROPERTY PHOTOS

2310 Magnolia Road | Richmond, VA 23223



FLOOR PLAN

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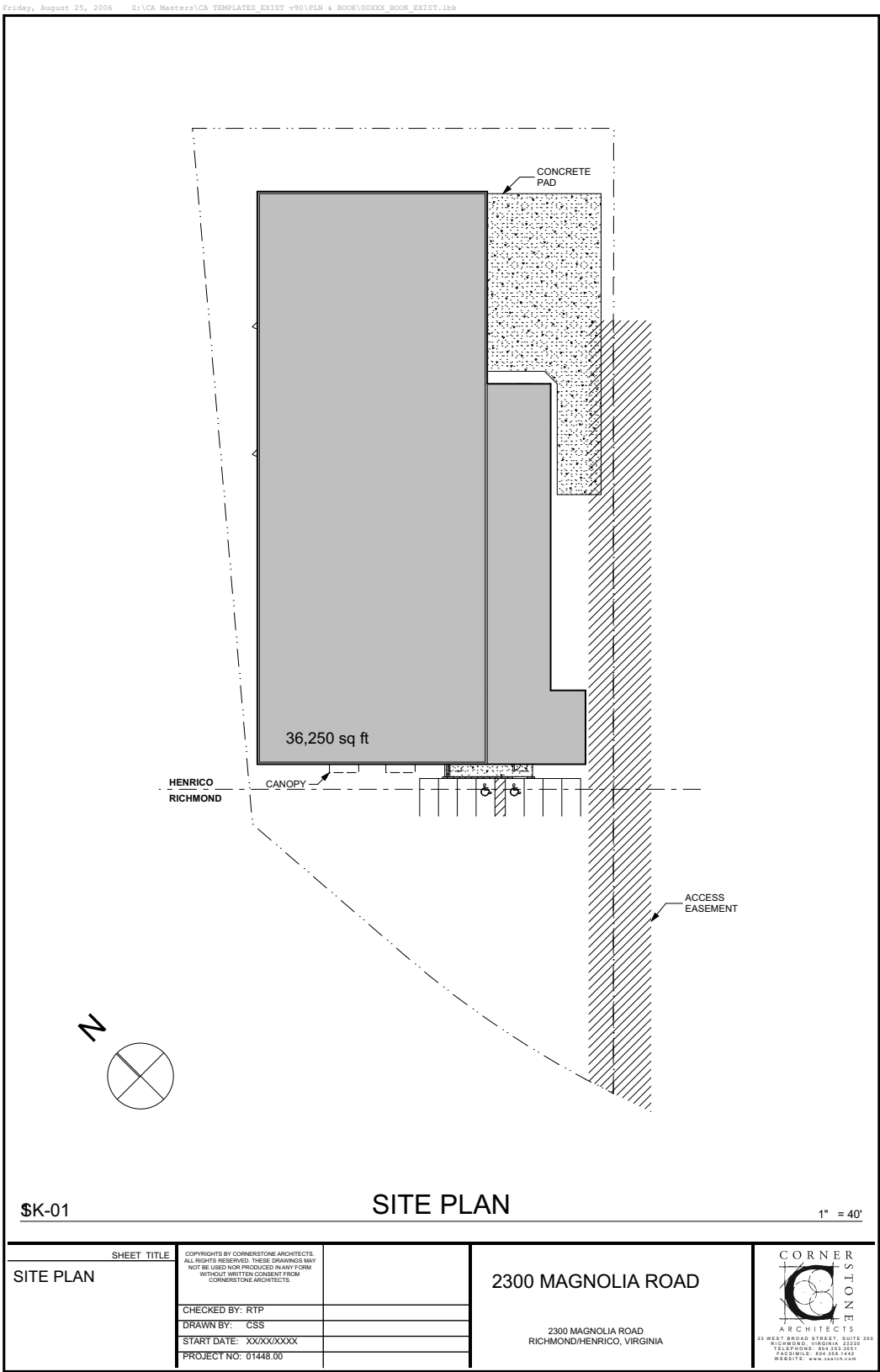


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SITE PLAN

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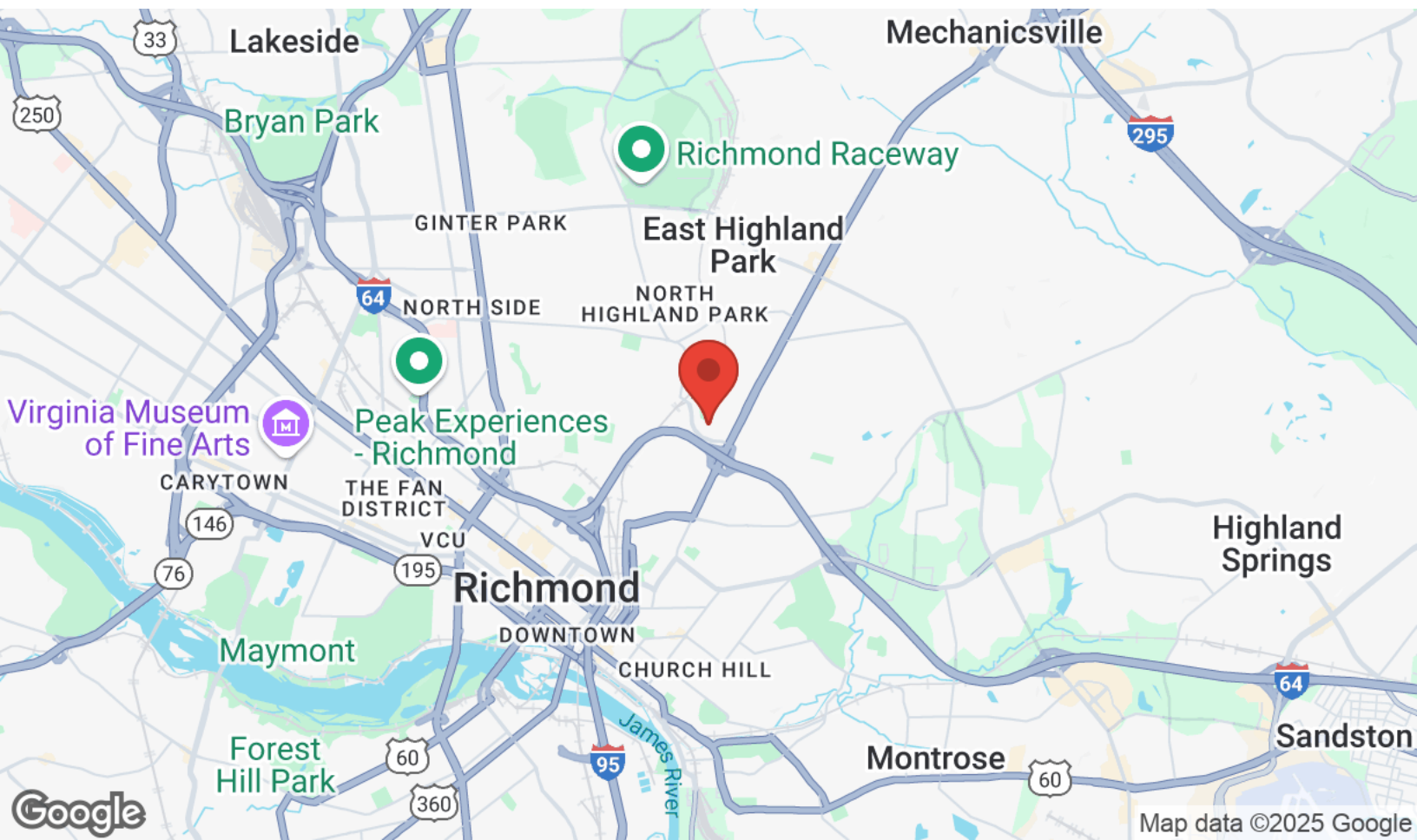


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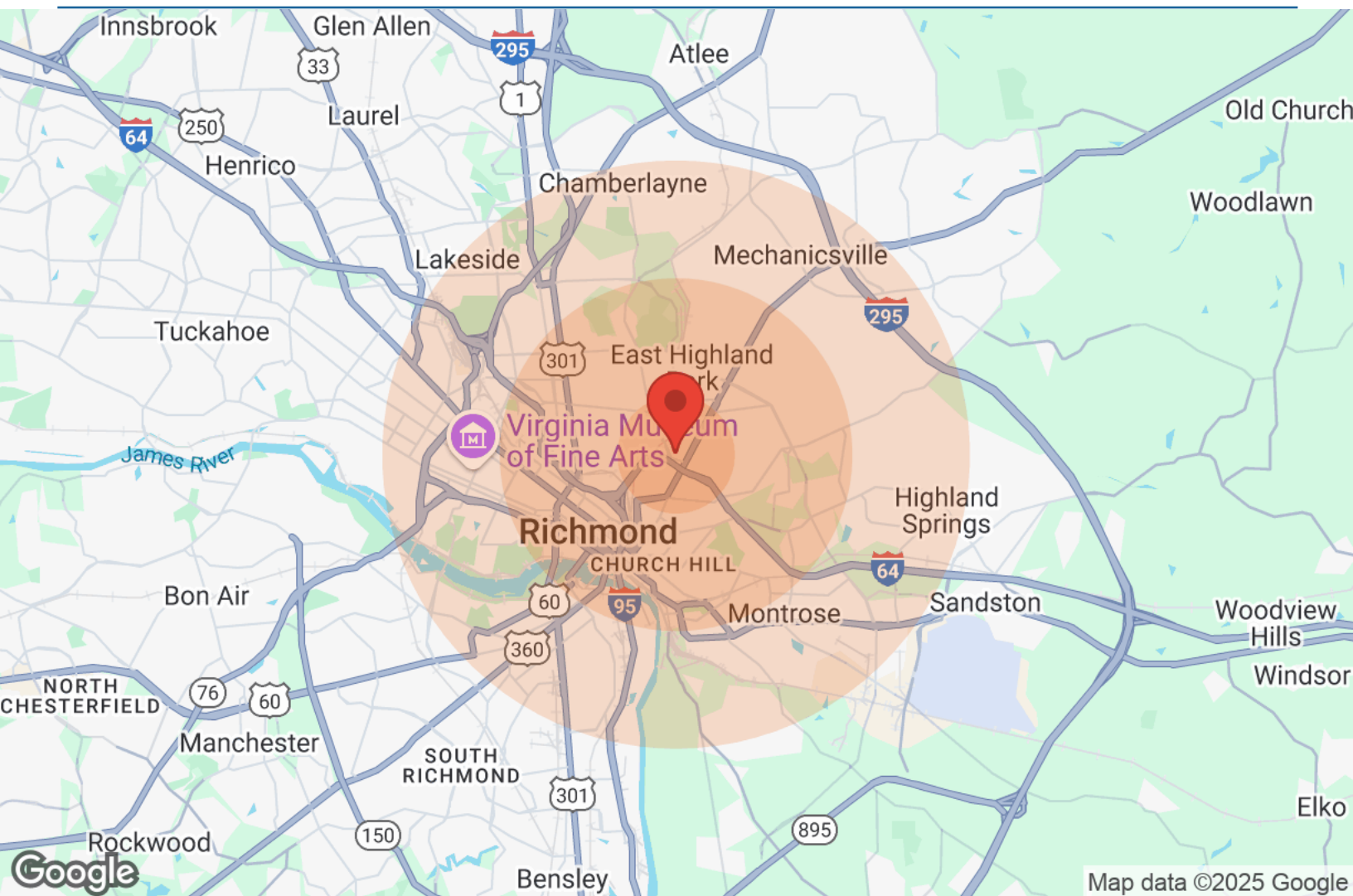
LOCATION MAPS

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DEMOGRAPHICS

2310 Magnolia Road | Richmond, VA 23223



Population	1 Mile	3 Miles	5 Miles
Male	6,462	53,460	107,700
Female	7,820	56,982	118,246
Total Population	14,282	110,442	225,946

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,217	19,726	40,743
Ages 15-24	2,168	13,021	25,987
Ages 25-54	5,017	50,059	99,255
Ages 55-64	1,598	12,699	27,404
Ages 65+	2,282	14,937	32,557

Race	1 Mile	3 Miles	5 Miles
White	158	30,239	91,094
Black	13,955	74,822	126,483
Am In/AK Nat	8	48	118
Hawaiian	N/A	N/A	N/A
Hispanic	341	3,276	5,974
Multi-Racial	322	5,392	9,984

Income	1 Mile	3 Miles	5 Miles
Median	\$28,577	\$31,950	\$37,403
< \$15,000	1,548	11,321	19,335
\$15,000-\$24,999	930	6,235	12,233
\$25,000-\$34,999	599	6,015	12,456
\$35,000-\$49,999	907	6,440	14,108
\$50,000-\$74,999	724	7,223	16,170
\$75,000-\$99,999	443	3,255	9,502
\$100,000-\$149,999	174	2,623	7,469
\$150,000-\$199,999	21	790	2,485
> \$200,000	17	911	2,814

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,429	52,796	109,987
Occupied	5,615	46,033	98,673
Owner Occupied	2,708	17,993	46,069
Renter Occupied	2,907	28,040	52,604
Vacant	814	6,763	11,314

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