



FLEX SPACE FOR LEASE

## NORTH RUN VI

1770-1750 E Parham Rd | Richmond, VA



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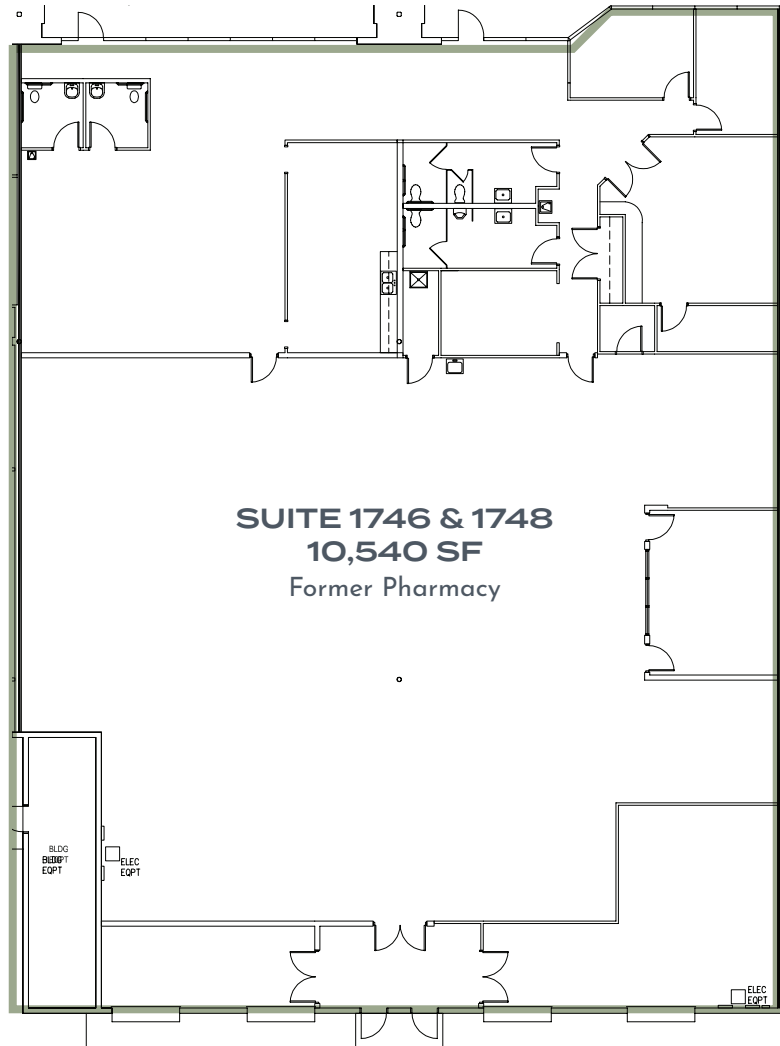
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### BUILDING AMENITIES

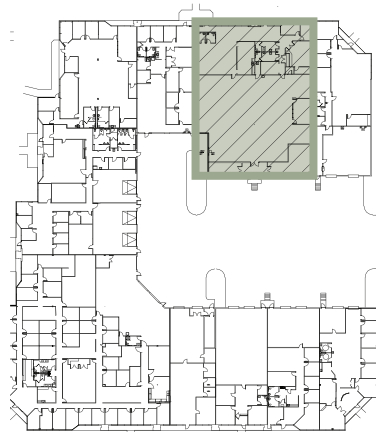
- 62,526 SF on 5.094 acres
- Available: Suite 1746: 10,540 SF
- 17'4"-20'4" ceiling height to deck
- 3.3 parking spaces per every 1,000 SF
- Recent landscaping improvements completed and new signage package available for increased visibility
- Zoned O-S
- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295 & I-64

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FOR LEASE | NORTH RUN VI  
**FLOOR PLAN**



Clear height: 14'0" - 16'8"  
Wet sprinkler system



\*Fully conditioned



# FOR LEASE | NORTH RUN VI AREA MAP



## CONVENIENT LOCATION

- Apple Spice Juntion, 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

## TRANSPORTATION



### AIRPORT

Richmond International Airport      27 min drive      17.0 mi



### FREIGHT PORT

Virginia Port Authority - Richmond      25 min drive      15.3 mi



### RAILROAD

Transflo - Richmond      11 min drive      6.4 mi



## FOR LEASE | NORTH RUN VI

# DEMOGRAPHICS

### POPULATION:

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2023 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 sq mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Yr. Forecast)	6,290	65,824	176,781
Percent Forecast (5 Yr. Forecast/Current Yr.)	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

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