

# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

BERKSHIRE  
HATHAWAY  
HOMESERVICES

RW TOWNE  
REALTY

COMMERCIAL DIVISION



### KEY FEATURES

- ± 13,812 SF Building on ± 1.89 AC
- Zoned B-3 in Henrico County providing for multiple by right uses
- Located at signalized corner of N Laburnum Ave and Nine Mile Road with two ingress/egress points
- Drive-thru window
- Expansive retail sales area, large storage area, two electrical rooms, office, employee lounge, and two restrooms
- Storage area accommodates overhead loading door
- Highly visible pylon sign with message board and building signage on two sides
- Parking lot in very good condition

FREESTANDING RETAIL

FOR SALE | FOR LEASE

### AVAILABLE NOW

4720 Nine Mile Road | Richmond, VA 23223

Great opportunity to locate on the corner of heavily traveled N Laburnum Ave and Nine Mile Road with convenient access to I-64.



To Learn More, Contact:

JANET MOORE, CCIM

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757.645.4500

[janetmooreccim.com](http://janetmooreccim.com)

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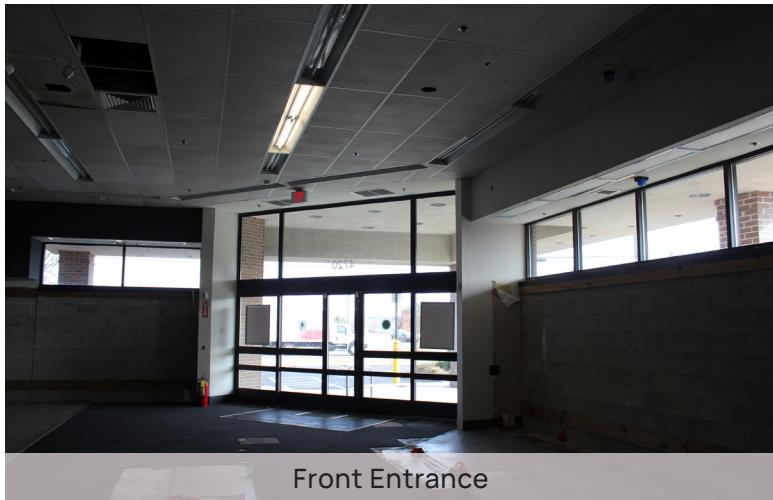
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Front Entrance



Drive-thru Window



## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	8,142	75,925	185,198
HOUSEHOLDS	3,407	32,182	80,763
AVERAGE HOUSEHOLD INCOME	\$52,629	\$53,559	\$55,859
DAYTIME POPULATION	7,167	62,844	227,811

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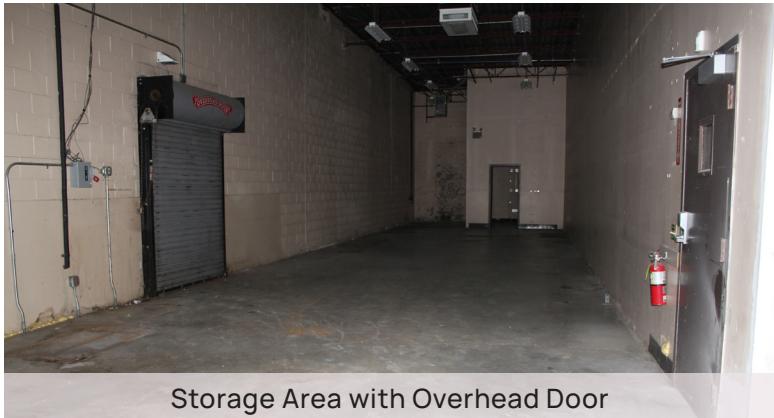
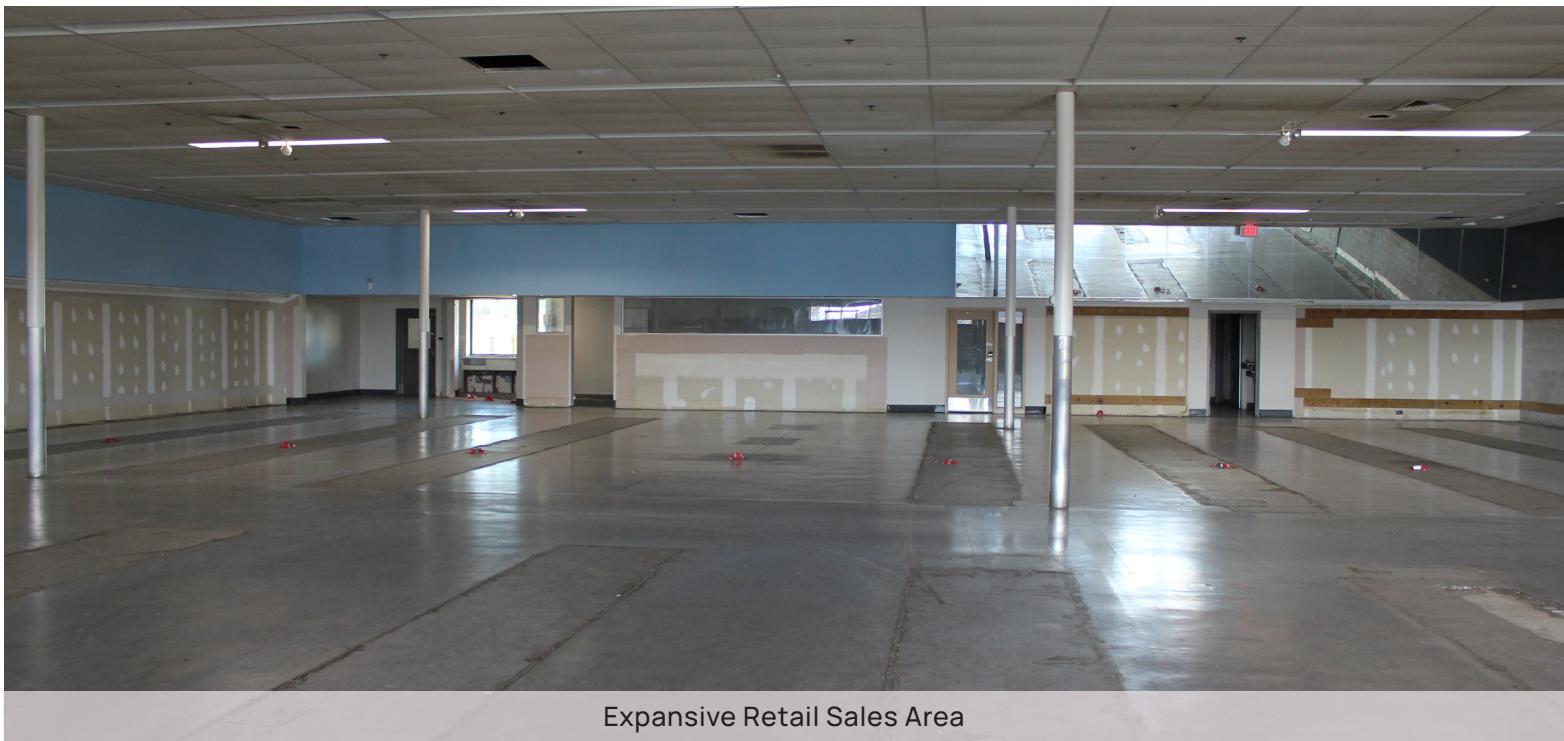
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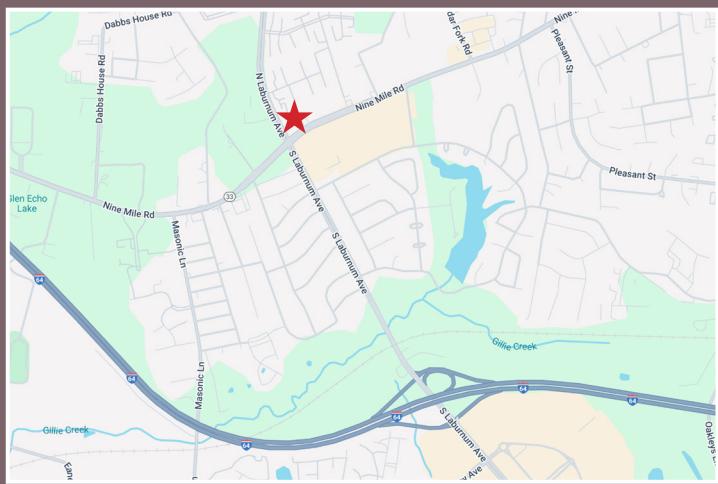
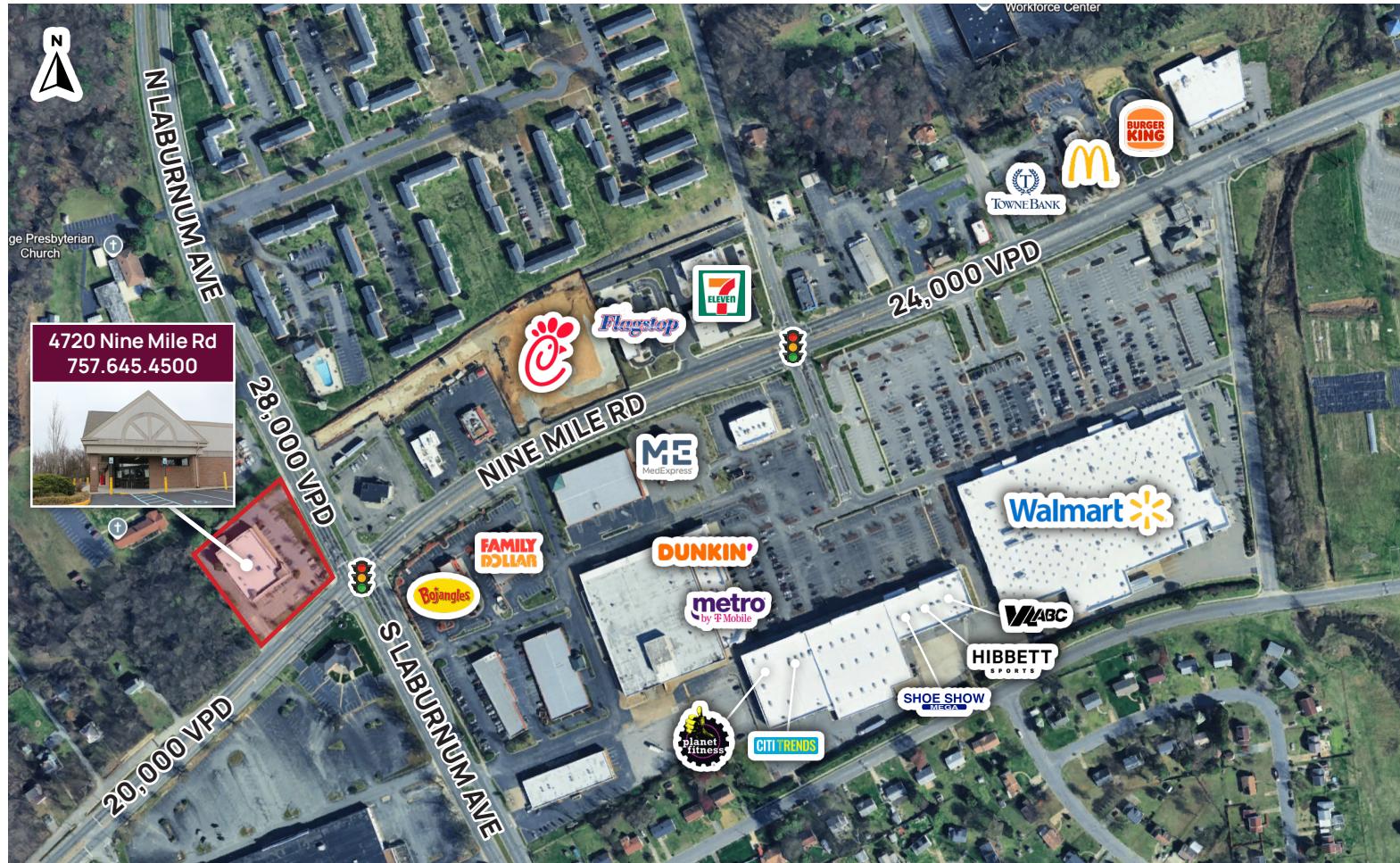
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### LOCATION FEATURES

- Prime visibility on signalized corner
- ± 1.00 mile to I-64
- Two right in/out ingress/egress points
- 485' of frontage on Laburnum Ave and Nine Mile Road
- 28,000 VPD N. Laburnum Ave

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