

AIRPORT SOUTH

COMMERCE CENTER

Airport Drive | Henrico, VA 23231



Available:

BUILDING A: 12,000± SF Office/Warehouse Class A build-to-suit opportunity

BUILDING B: 334,800± SF Distribution/Manufacturing Class A build-to-suit opportunity

BUILDING C: 69,120± SF Distribution/Manufacturing Class A build-to-suit opportunity

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**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

SPECIFICATIONS

AIRPORT SOUTH COMMERCE CENTER

is conveniently located at Airport Drive and Pocahontas Parkway (Route 895) in Henrico County allowing efficient access to I-95, I-64 and I-295.

The 55.5± acre park can accommodate a diverse tenant mix and SF size requirements. The developer has Build-to-Suit capabilities for the 334,800± SF, 69,120± SF, and 12,000± buildings. All of these buildings have the ability to modify in order to fit tenant/buyer business needs.

DEMOGRAPHICS:



| | |
|-----------------|---------|
| 3 MILE: | 17,863 |
| 5 MILE: | 70,209 |
| 10 MILE: | 400,244 |

2023 POPULATION



| | |
|----------------|--------|
| 1 MILE: | 1,143 |
| 3 MILE: | 2,753 |
| 5 MILE: | 17,855 |

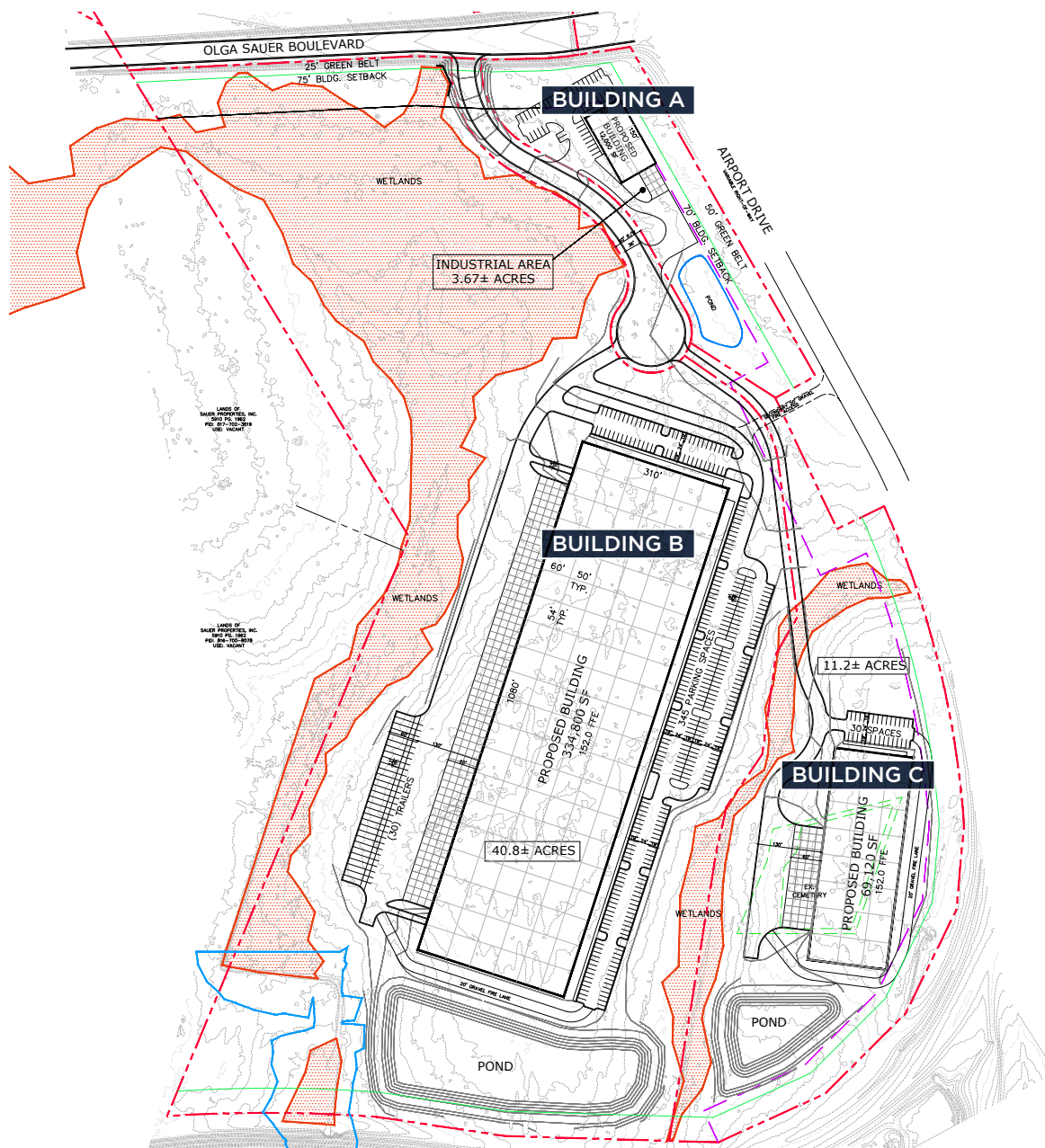
TOTAL BUSINESSES



| | |
|----------------|---------|
| 1 MILE: | 14,679 |
| 3 MILE: | 58,246 |
| 5 MILE: | 334,901 |

DAYTIME EMPLOYMENT

SITE PLAN



SITE PLAN OVERLAY

AIRPORT SOUTH
COMMERCE CENTER

Building A

- › 12,000± SF Class A build-to-suit opportunity
- › 3.67± acre site

Building B

- › 334,800± SF Class A build-to-suit opportunity
- › 40.8± acre site

Building C

- › 69,120± SF Class A build-to-suit opportunity
- › 11.2± acre site



LOCATION

1-day truck delivery (11 hours)

750-miles radius

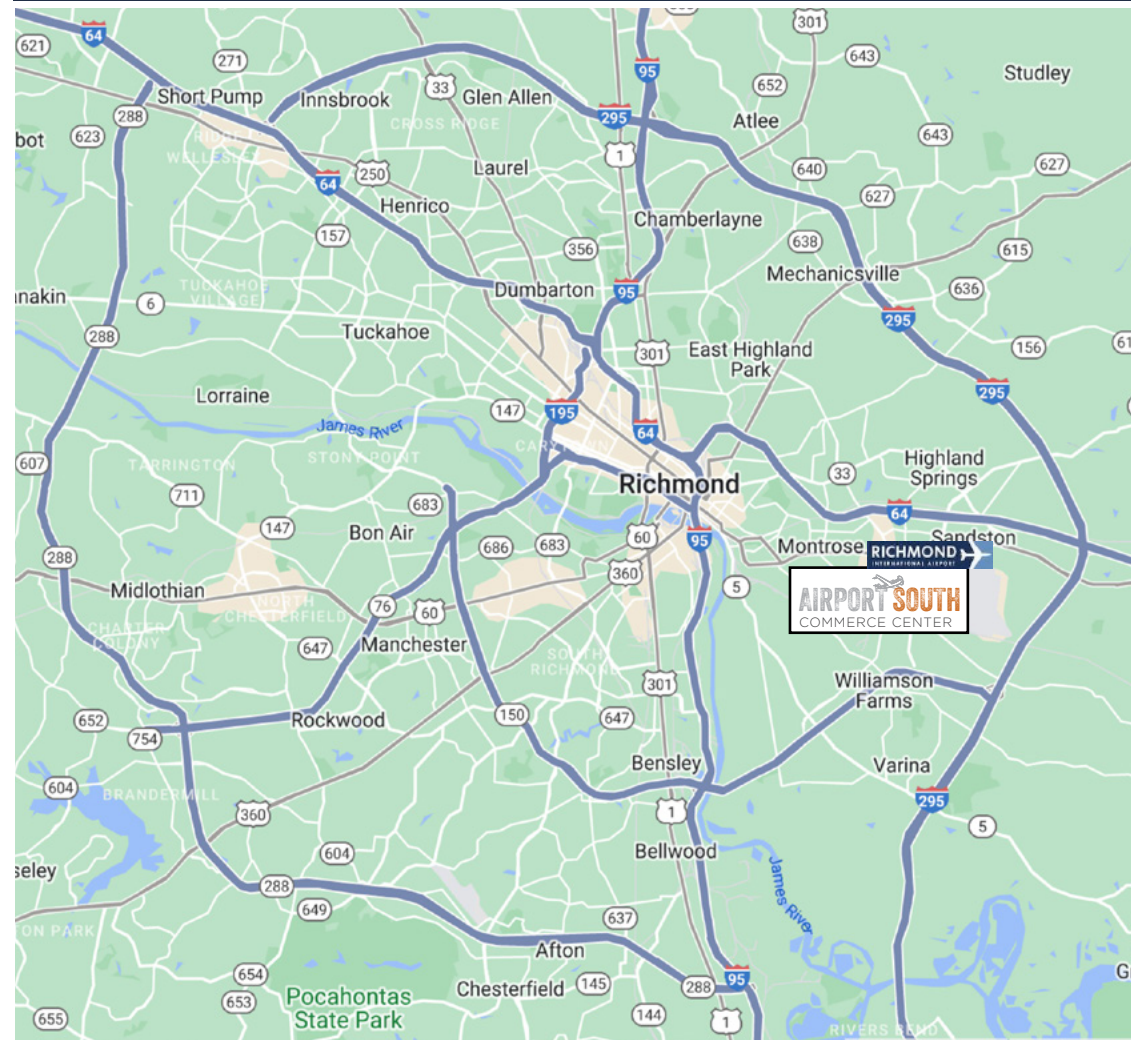


I-95 6.5 MILES

I-64 4 MILES

I-295 2.2 MILES

Richmond, VA is strategically located along I-95 and I-64 in the heart of the East Coast economic corridor with more than 45% of the U.S. population within a one-day drive. Home to seven Fortune 500 companies, Richmond is consistently listed in the top rankings for work force attraction and cost of living. The strong economic fundamentals in Richmond have propelled population growth by 11.3% in the past decade.



SURROUNDING AREA



THE PORT OF VIRGINIA'S TERMINAL LOCATIONS

LEGEND



TERMINAL
LOCATIONS

MAJOR HIGHWAYS



ANNUALLY HANDLING
CARGO SHIPMENTS
VALUED AT **\$70B**

OVER **75%** OF THE WORLD'S SHIPPING LINES CALL ON THE PORT
OF VIRGINIA, LINKING VIRGINIA TO MORE THAN 380
PORTS IN OVER 115 LOCATIONS WORLDWIDE

3rd

LARGEST EAST
COAST PORT IN
THE US

75%

OF US POPULATION
WITHIN TWO DAYS
DRIVE

\$350M

IS BEING SPENT TO DEEPEN THE INNER HARBOR
TO 55 FEET AND WIDEN THE CHANNEL TO
ACCOMMODATE TWO-WAY ULCV TRAFFIC

#1

RANKED EAST COAST
IN RAIL VOLUME

MARKET OVERVIEW

RICHMOND SNAPSHOT

RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond is drawing national attention for the many advantages it offers to businesses. Leading publications like the Wall Street Journal and [kiplinger.com](https://www.kiplinger.com) have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. With a top ranking for business from Forbes and CNBC and below average wage, payroll, workers comp, and unemployment costs, Richmond is consistently considered as a top place to locate a business.

RICHMOND'S ECONOMIC INDICATORS ARE STRONG:

Strong job growth and low unemployment make Richmond attractive to businesses.

Major Industries: **Bio-science, Technology, Financial services**

Gross Metro Product: **\$85.9 B***

Job Growth: **1.2%***

| Unemployment Rates + | RIC | USA |
|----------------------|------|------|
| 2022 | 2.8% | 3.3% |
| 2023 | 2.9% | 3.5% |



EIGHT FORTUNE 500 COMPANIES IN RICHMOND, VA

| Company Name | Revenue \$M | Richmond Employees* | Corporatetwide Employees | Line of Business |
|------------------------|-------------|---------------------|--------------------------|--------------------------|
| Performance Food Group | \$30,398.9 | 819 | 22,885 | Food wholesale |
| Altria | \$21,111 | 3,850 | 6,000 | Tobacco products |
| Carmax | \$20,092 | 2,475 | 26,889 | Automotive retailer |
| Dominion Energy | \$14,218 | 5,433 | 17,100 | Electric and gas utility |
| Markel | \$12,846 | 1,886 | 20,300 | Insurance |
| Owens & Minor | \$9,785 | 609 | 17,300 | Health care wholesaler |
| Genworth Financial | \$7,882 | 850 | 2,500 | Insurance |
| ARKO | \$6,412.6 | 500 | 11,236 | Convenience stores |

*From <https://www.forbes.com/places/va/virginia-beach/>

+From https://www.bls.gov/regions/mid-atlantic/summary/blsummary_virginiabeach.pdf

#From <https://www.city-data.com/us-cities/The-South/Norfolk-Economy.html>



RICHMOND'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,300,000***

Net Migration: **1,760***

Median Household Income: **\$69,504***

| Average Hourly Wage+ | RIC | USA |
|----------------------------|---------|---------|
| All Occupations | \$28.88 | \$29.76 |
| Management Analysts | \$45.26 | \$50.32 |
| Real Estate Sales Agents | \$35.50 | \$31.66 |
| Loan Interviewers & clerks | \$22.96 | \$22.47 |
| Construction Laborers | \$17.43 | \$22.29 |

Median Home Price: **\$280,000*** Cost of Living: **3% below nat'l avg***

RICHMOND'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

High education levels attract and produce a vibrant workforce

| | |
|------------------------|-------|
| High School Attainment | 90% |
| College Attainment | 36.8% |
| Graduate Degrees | 14% |

Top Higher Education: University of Richmond, Virginia Commonwealth University, VCU Medical Center, VCU School of Dentistry, Virginia Union University, J. Sargeant Reynolds Community College

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Virginia Museum of Fine Arts, Black History Museum, Valentine Museum, Edgar Allen Poe Museum, American Civil War Museum**

Top Theaters: **Altria Theater, Dominion Arts Center, Landmark Theater, Virginia Repertory Theater**