

INDIVIDUAL OFFICES FOR LEASE

1231 ALVERSER PLACE

MIDLOTHIAN, VA 23113



FOR LEASE

NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C
Richmond, VA 23230



Relationships. Resources. Results.

PRESENTED BY:

JIM TUCKER, CCIM

Investment Broker/Marketing Strategist

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jim@networkscre.com

0225033840, Virginia

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PROPERTY SUMMARY

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



Property Summary

Building SF:	8,000
Individual Office Rents:	\$225 to \$350/month
Parking Ratio:	3.8:1,000 sf
Parking:	60 spaces
Available:	April 1, 2024

Property Overview

Small office or multiple configurations available.
Turn Key rental rates with no charge for use of conference rooms, etc.
Excellent location for servicing metro Richmond & Chesterfield

Location Overview

Everything imaginable in retail, health care and professional services are within a 3-mile radius of this site. See demographics report for details.

PROPERTY DESCRIPTION

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113

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Two-story all brick professional office building with 3.4/1,000 parking ratio located at the intersection of Alverser Drive & Old Buckingham Road, two blocks from Chesterfield Towne Center and a mile from Johnston Willis Hospital. Fully-improved offices, some including furniture is available for individual office tenants compatible with a high-volume residential brokerage firm (REMAX). Services included in the rent include all utilities, men's and women's rest rooms, shared kitchen facilities, large and small conference rooms, receptionist and more. Most offices include office furniture or partial as needed.

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PROPERTY PHOTOS

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



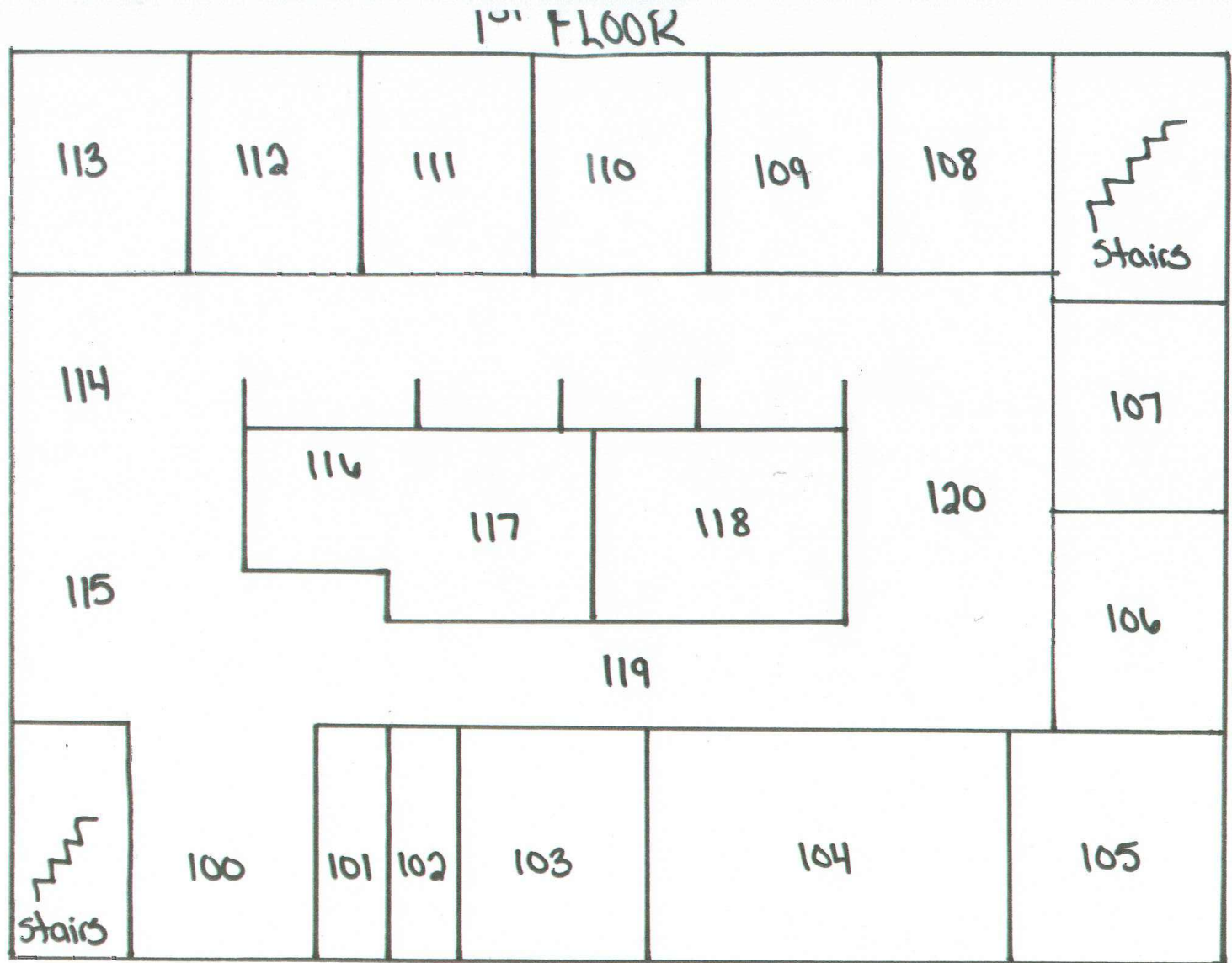
PROPERTY PHOTOS

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



FIRST FLOOR PLAN

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



SECOND FLOOR PLAN

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



1231 Alverser Drive

First Floor

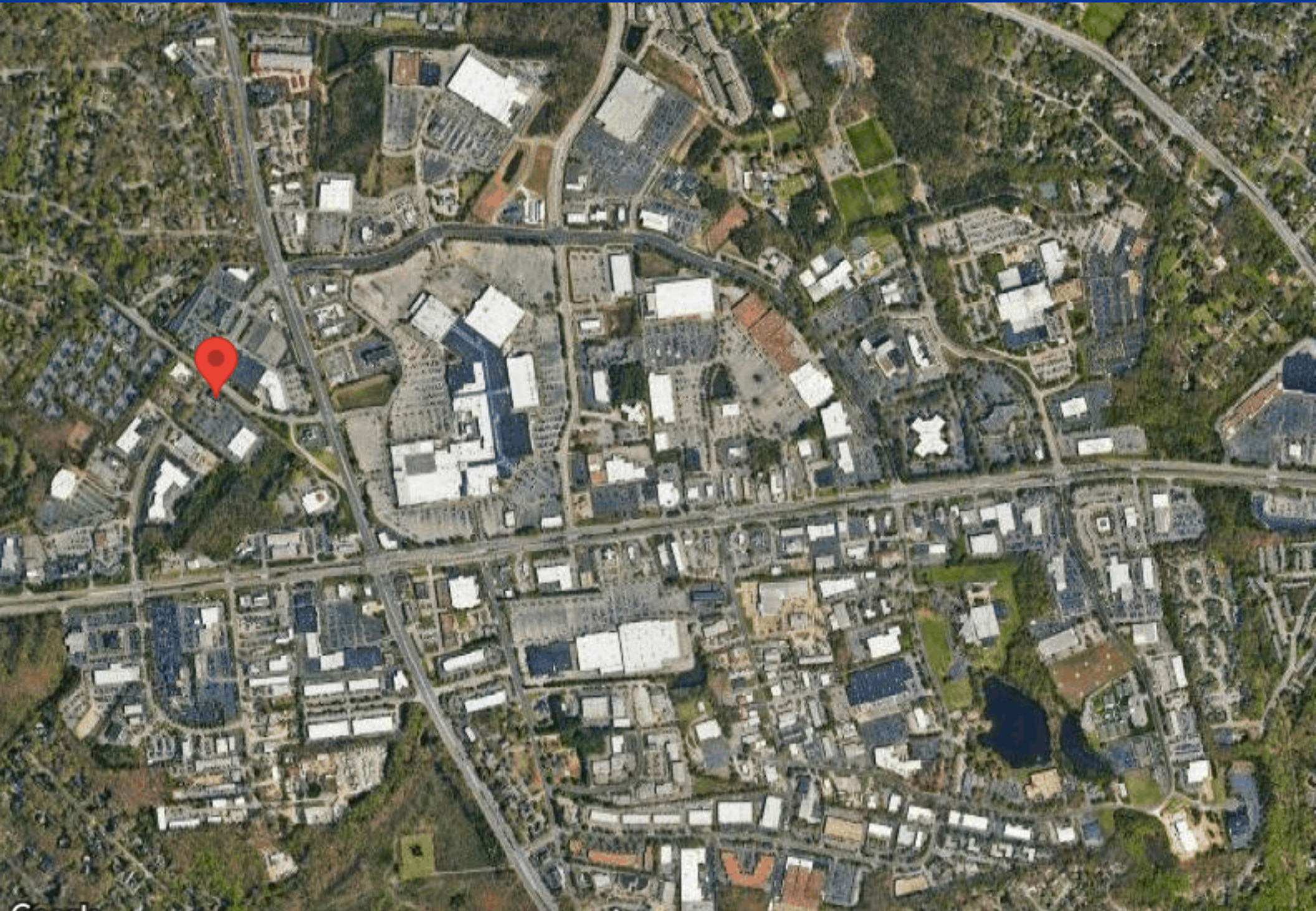
Suite #	Dimensions	Area	Rate	Rent	Furnished?	Comments
103	8x10	80	30	200	Storage	
107	10x12	120	30	300	Storage	
109	10x12	120	30	300	Yes	
110	10x12	120	30	300	Yes	
111	10x12	120	30	300	Yes	
112	10x12	120	30	300	Conf	

Second Floor

Suite #	Dimensions	Area	Rate	Rent	Furnished?	Comments
201	8x12	96	25	200	Yes	Furnished
204	10x12	120	25	250		
206	10x12	120	25	250	Yes	
207	12x14	168	25	350	Yes	
208	10x10	100	27	225	Yes	
209	10x10	100	27	225	Yes	
210	10x10	100	27	225	Yes	
213	10x12	120	25	250	Yes	
214	10x20	120	25	250	Yes	
216	10x12	120	25	250	Yes	

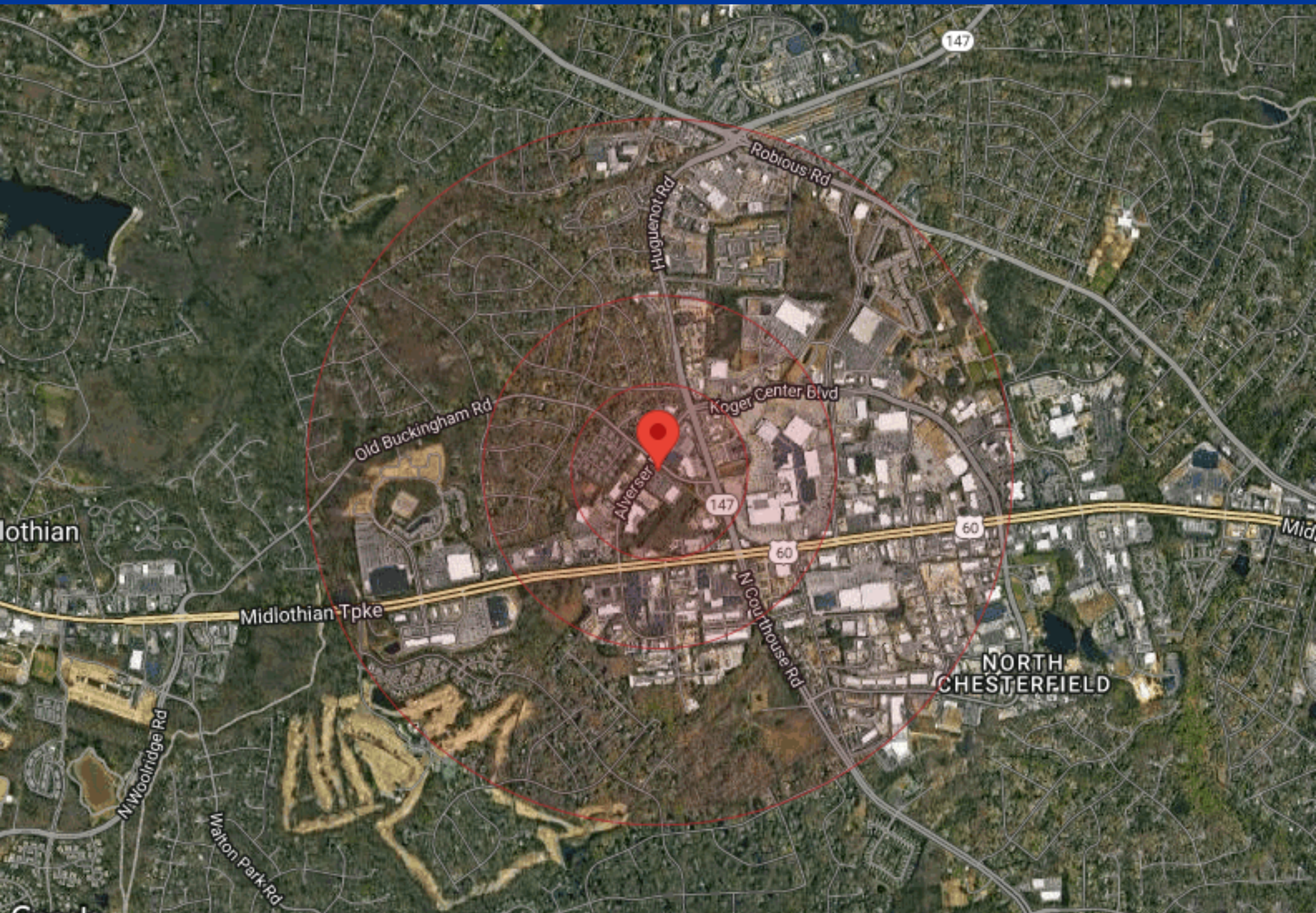
AERIAL MAP

1231 Alverser Place
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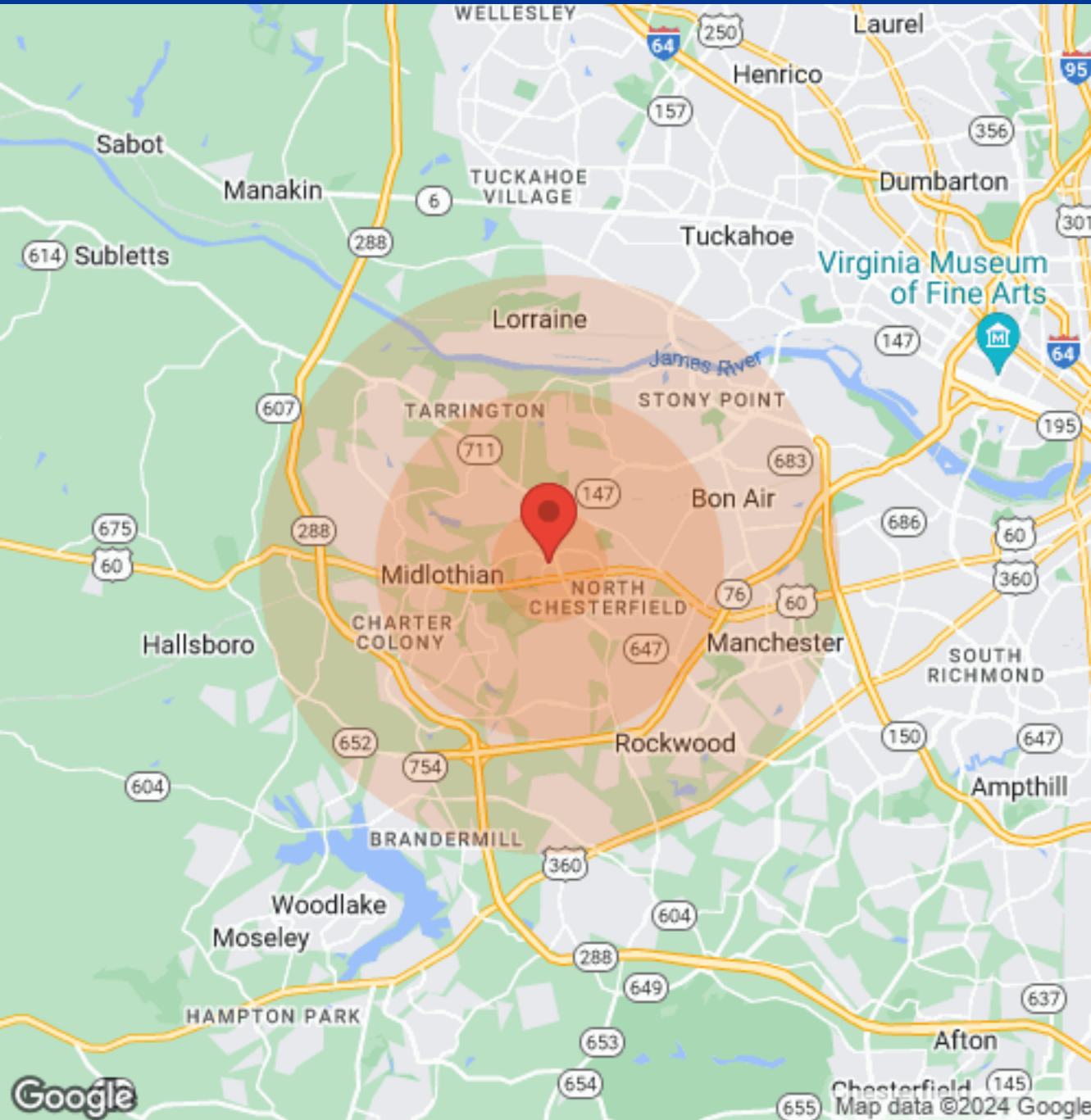
BUSINESS MAP

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



DEMOGRAPHICS

1231 Alverser Place
1231 Alverser Drive | Midlothian, VA 23113



Population	1 Mile	3 Miles	5 Miles
Male	1,557	27,691	56,976
Female	1,896	29,036	59,727
Total Population	3,453	56,727	116,703

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	590	10,449	21,513
Ages 15-24	441	8,524	16,871
Ages 25-54	1,268	19,972	41,649
Ages 55-64	476	8,265	16,632
Ages 65+	678	9,517	20,038

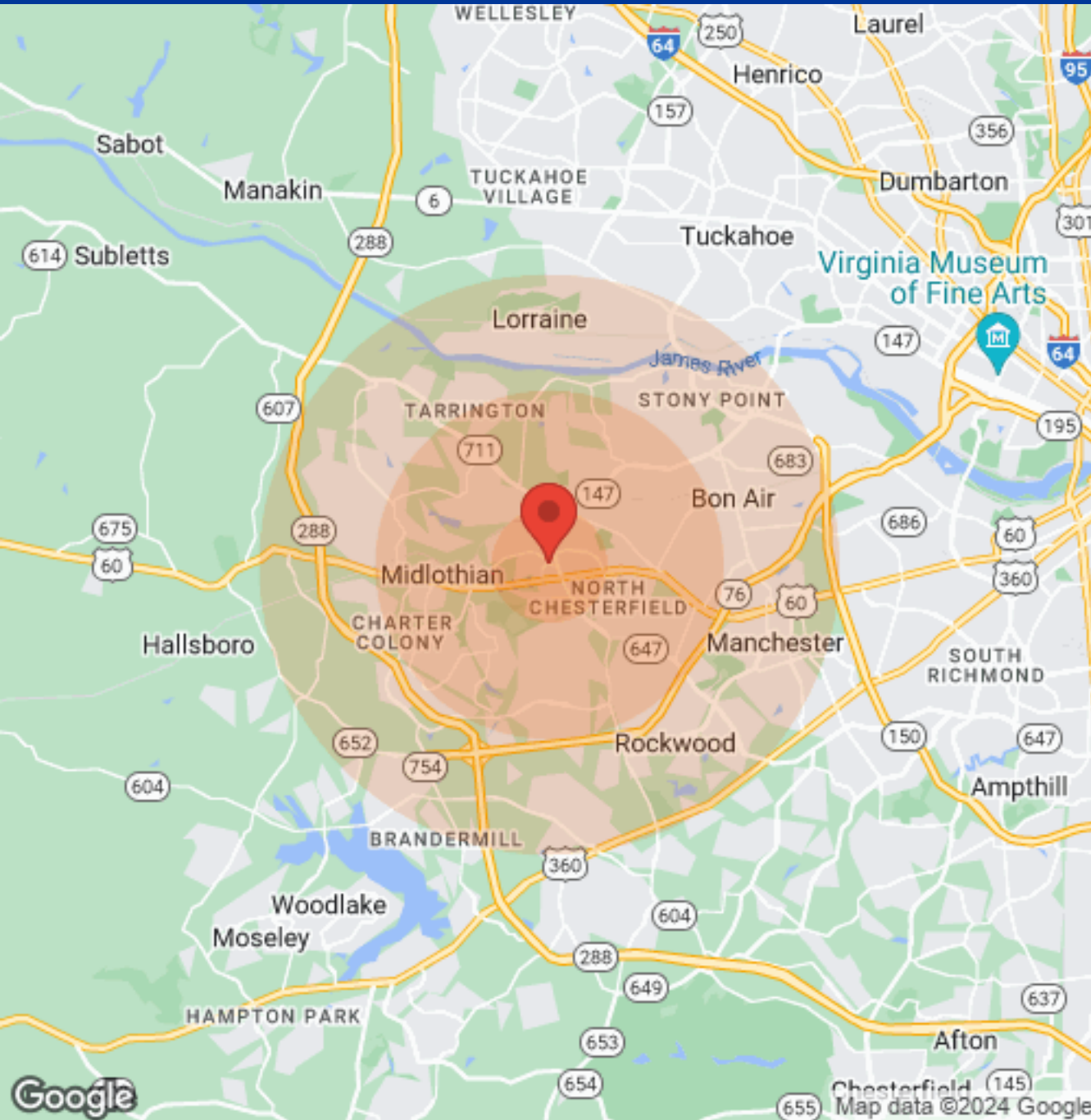
Race	1 Mile	3 Miles	5 Miles
White	2,877	47,007	93,622
Black	351	6,058	15,087
Am In/AK Nat	N/A	10	77
Hawaiian	N/A	N/A	7
Hispanic	105	2,320	5,436
Multi-Racial	234	3,246	8,024

Income	1 Mile	3 Miles	5 Miles
Median	\$63,283	\$73,935	\$73,891
< \$15,000	125	901	1,939
\$15,000-\$24,999	79	1,055	2,440
\$25,000-\$34,999	173	1,297	2,777
\$35,000-\$49,999	194	2,583	5,346
\$50,000-\$74,999	303	3,642	8,705
\$75,000-\$99,999	307	3,637	7,218
\$100,000-\$149,999	275	4,324	8,527
\$150,000-\$199,999	45	2,064	4,047
> \$200,000	16	2,074	4,194

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,778	24,095	50,015
Occupied	1,667	23,055	47,274
Owner Occupied	1,215	18,818	37,134
Renter Occupied	452	4,237	10,140
Vacant	111	1,040	2,741

DETAILED DEMOGRAPHICS

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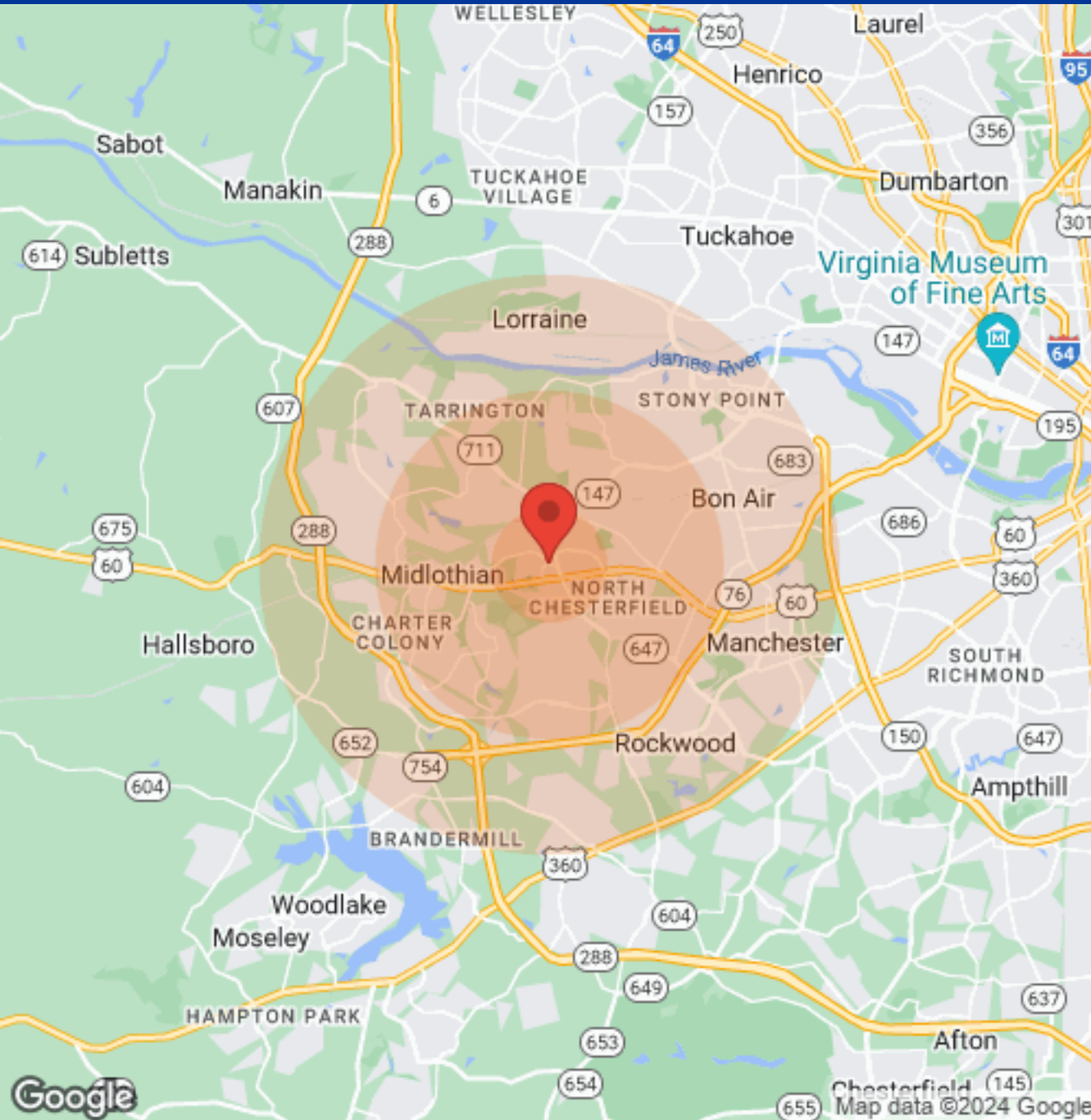
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Vacant	111	1,040	2,741

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	166	2,819	5,876
Ages 5-9	219	3,708	7,685
Ages 10-14	205	3,922	7,952
Ages 15-19	218	4,285	8,512
Ages 20-24	223	4,239	8,359
Ages 25-29	215	3,728	7,490
Ages 30-34	205	3,125	6,495
Ages 35-39	196	2,761	5,984
Ages 40-44	206	2,911	6,274
Ages 45-49	213	3,445	7,233
Ages 50-54	233	4,002	8,173
Ages 55-59	243	4,255	8,557
Ages 60-64	233	4,010	8,075
Ages 65-69	190	3,245	6,609
Ages 70-74	149	2,388	4,925
Ages 74-79	119	1,572	3,381
Ages 80-84	88	992	2,137
Ages 85+	132	1,320	2,986

DETAILED DEMOGRAPHICS

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Income	1 Mile	3 Miles	5 Miles
Median	\$63,283	\$73,935	\$73,891
< \$10,000	45	475	1,080
\$10,000-\$14,999	80	426	859
\$15,000-\$19,999	55	570	1,147
\$20,000-\$24,999	24	485	1,293
\$25,000-\$29,999	87	590	1,375
\$30,000-\$34,999	86	707	1,402
\$35,000-\$39,999	103	835	1,734
\$40,000-\$44,999	9	853	1,760
\$45,000-\$49,999	82	895	1,852
\$50,000-\$60,000	140	1,443	3,678
\$60,000-\$74,000	163	2,199	5,027
\$75,000-\$99,999	307	3,637	7,218
\$100,000-\$124,999	240	2,642	5,039
\$125,000-\$149,999	35	1,682	3,488
\$150,000-\$199,999	45	2,064	4,047
> \$200,000	16	2,074	4,194

AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
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NetWorks Commercial Real Estate

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.

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