



# NORTH RUN

## CONTACT US

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## FOR LEASE | NORTH RUN IV

# FLEX SPACE AVAILABLE

1550-1590 E Parham Road, Richmond, VA

## PROPERTY FEATURES

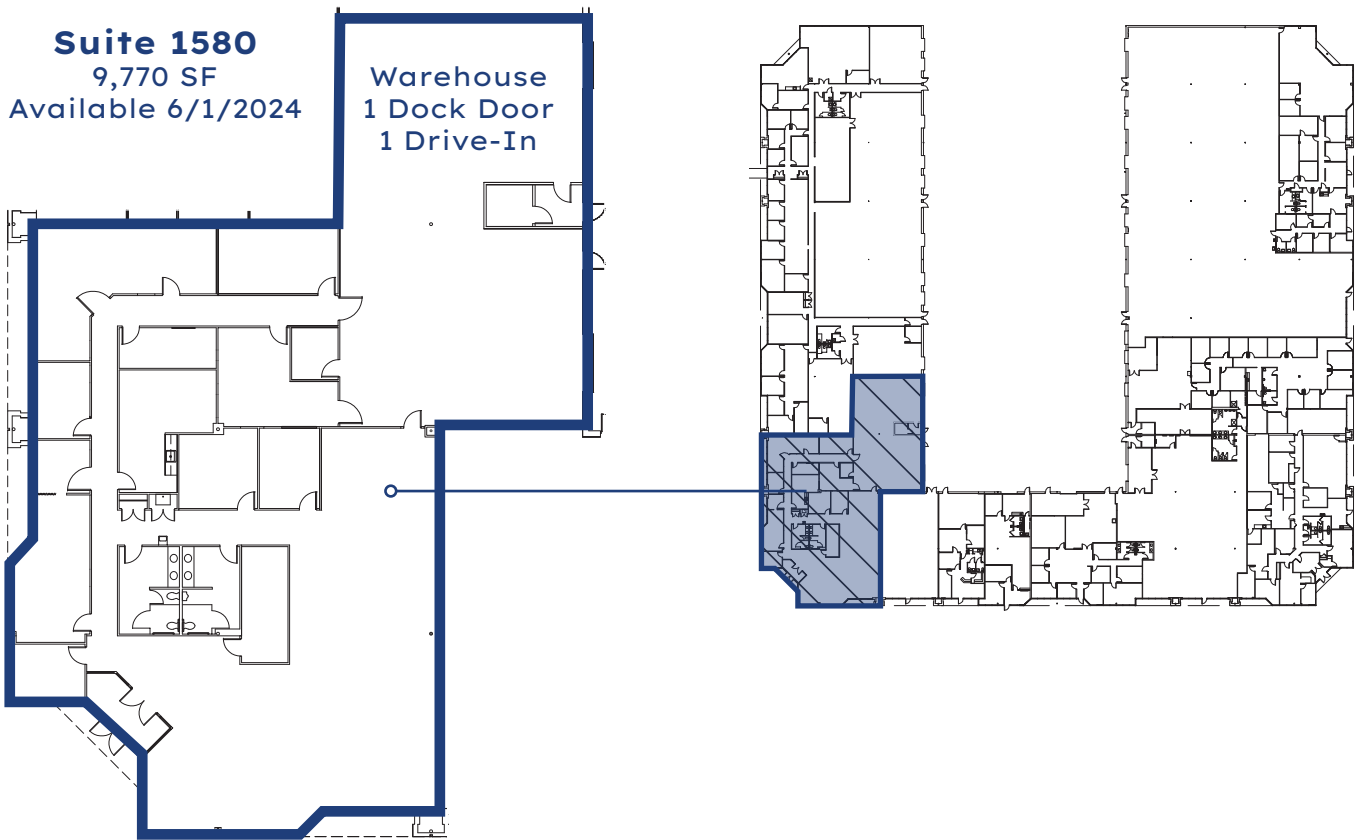
- 92,969 SF on 7.18 acres
- Suite 1580 - 9,770 SF
- 17'4"-20'4" ceiling height to deck
- Recent landscaping improvements completed and new signage package available for increased visibility
- 3.3 parking spaces per every 1,000 SF
- Zoned O-S
- Apple Spice Junction, a full service eatery and caterer, 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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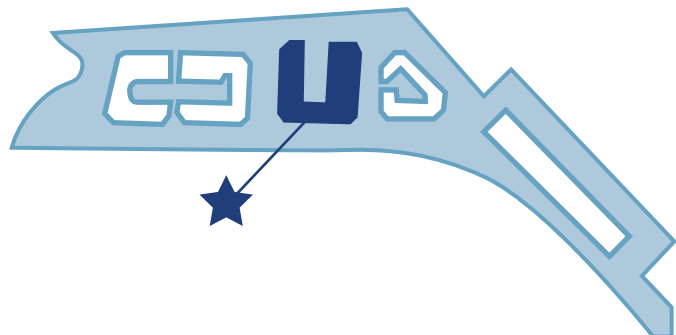
## FLOOR PLAN

**Suite 1580**  
9,770 SF  
Available 6/1/2024

Warehouse  
1 Dock Door  
1 Drive-In



Clear Height 14'0" - 16'8"  
Wet Sprinkler System





# FOR LEASE | NORTH RUN IV AREA MAP



## CONVENIENT LOCATION

- 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

## TRANSPORTATION



**Richmond International Airport**  
(27 min drive, 17 miles)



**Virginia Port Authority**  
(25 min drive, 15.3 miles)



**Transflo**  
(11 min drive, 6.4 miles)





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### DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2028 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 square mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Year Forecast)	6,290	65,824	176,780
Percent Forecast (5 Year Forecast/ Current Year)	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

