

AVAILABLE

2216 Magnolia Street
Richmond, VA 23223



Exclusive Agent:

CLIFF PORTER, CCIM, SIOR
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PORTER
R E A L T Y



HIGHLIGHTS

- 20,720 SF Total
- Includes 18,986 SF warehouse & 1,734 SF Office
- Zoned M-1
- Wet Sprinkler
- 17' clr
- 3 Docks & 1 Drive-in
- .95 Acres
- Fenced
- 600 AMP, 120V/208V 3PH
- For Lease: \$10.50/SF NNN

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PROPERTY SUMMARY

2216 Magnolia Street | Richmond, VA 23223



Property Summary

Building SF:	20,720
Lot Size:	.95 Acres
For Lease:	\$10.50/SF NNN
Year Built:	1970
Zoning:	M-1

Property Overview

20,720 SF Total
Includes 18,986 SF Warehouse & 1,734 SF Office
17' Clr
3 Docks 10' x 10'
1 Drive-in 12' x 12'
Wet Sprinkler
.95 Acres
Zoned M-1

Location Overview

Near Mechanicsville Trnpg and I-64

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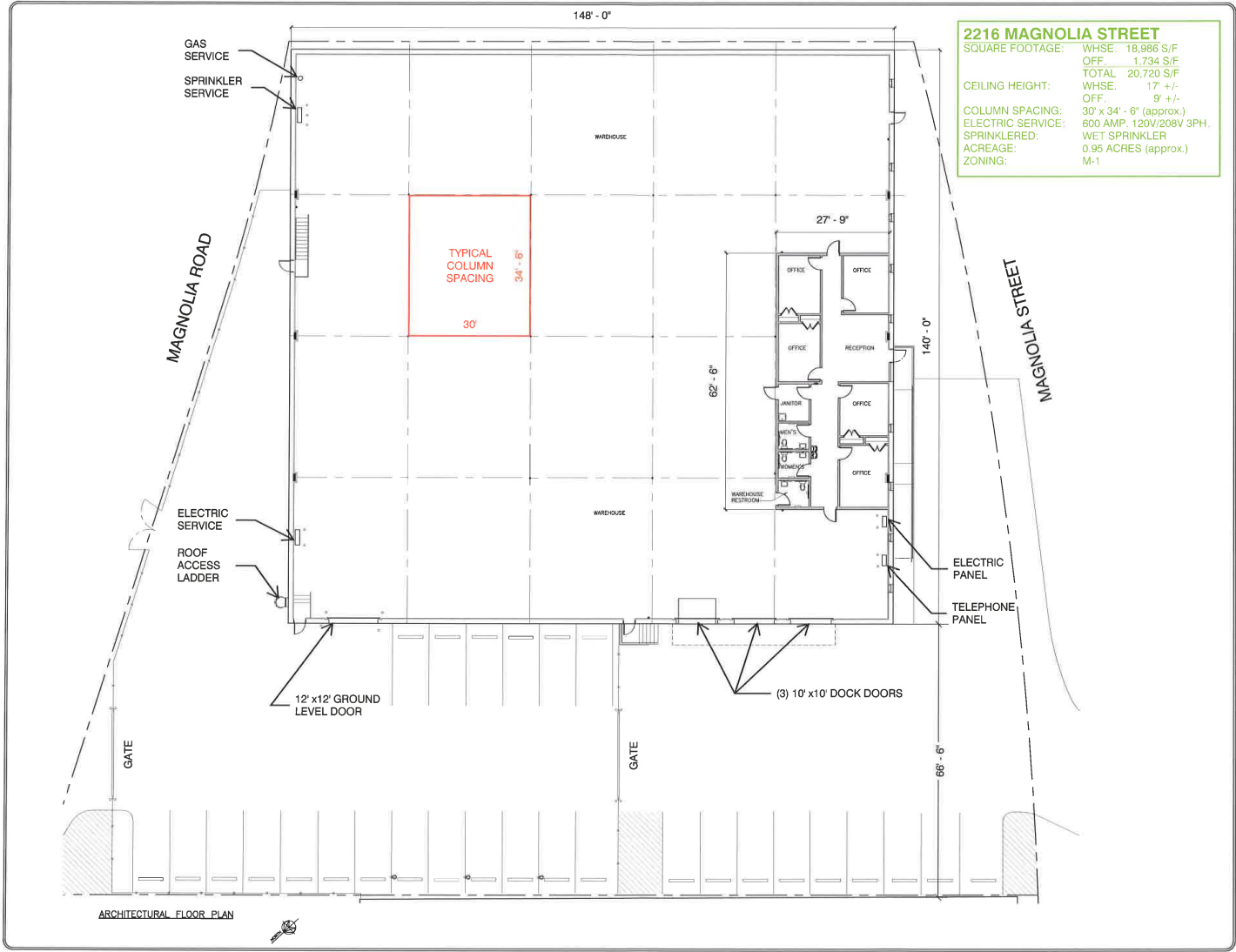
PROPERTY PHOTOS

2216 Magnolia Street | Richmond, VA 23223



FLOOR PLAN

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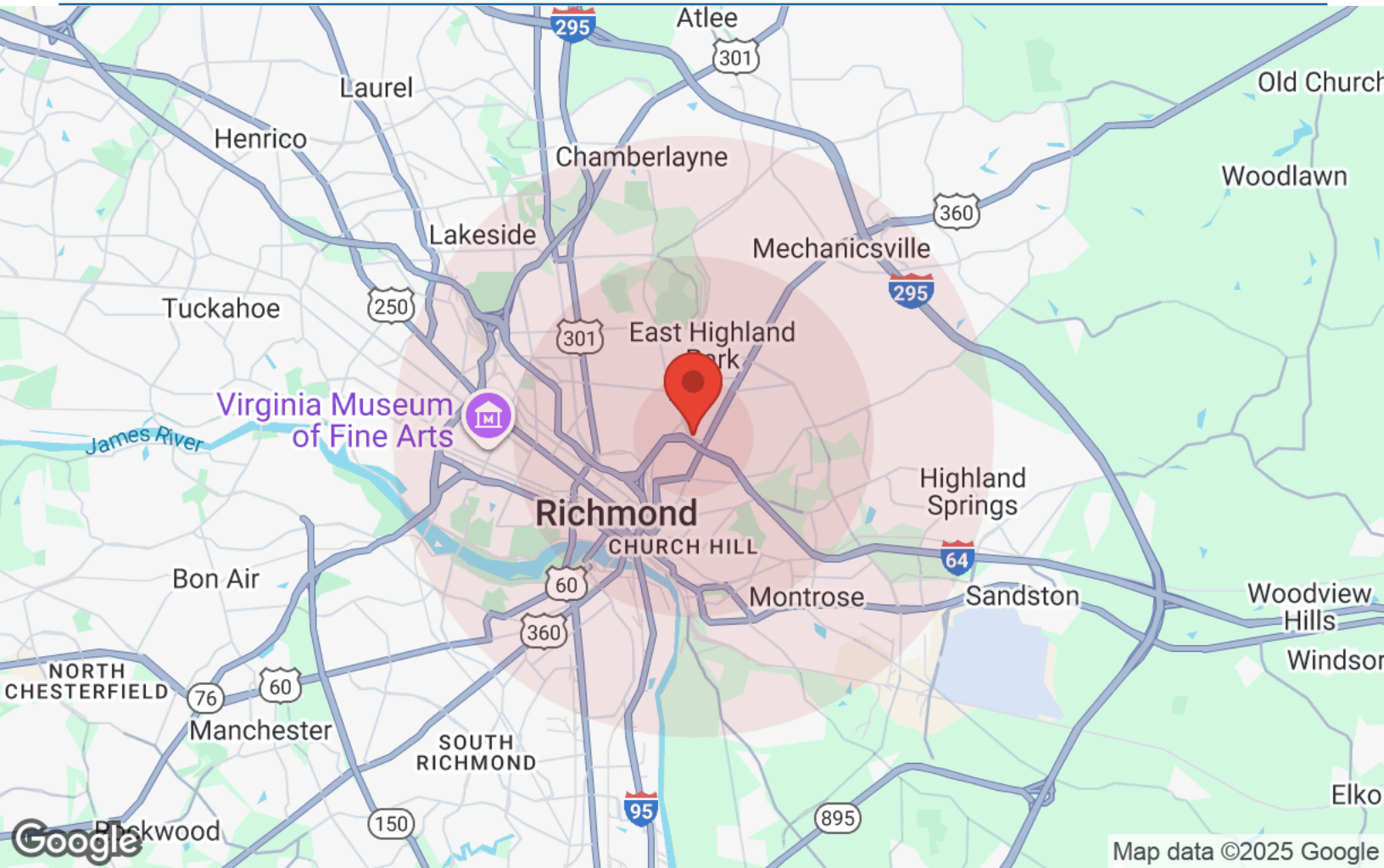
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,805	62,774	120,643	Median	\$43,333	\$61,607	\$69,531
Female	7,748	62,087	126,439	< \$15,000	1,123	7,901	12,971
Total Population	14,553	124,861	247,082	\$15,000-\$24,999	576	4,687	8,062
				\$25,000-\$34,999	647	4,733	8,544
				\$35,000-\$49,999	710	6,526	12,671
				\$50,000-\$74,999	630	9,553	18,964
				\$75,000-\$99,999	660	7,392	15,531
				\$100,000-\$149,999	638	7,349	17,447
				\$150,000-\$199,999	355	4,130	9,230
				> \$200,000	225	5,250	11,580
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,031	17,086	35,472	Total Units	6,106	63,089	125,477
Ages 15-24	1,587	22,178	34,411	Occupied	5,563	57,521	115,001
Ages 25-54	5,795	55,509	111,827	Owner Occupied	2,254	20,604	47,768
Ages 55-64	1,849	13,356	27,728	Renter Occupied	3,309	36,917	67,233
Ages 65+	2,292	16,734	37,644	Vacant	543	5,568	10,476
Race	1 Mile	3 Miles	5 Miles				
White	2,014	42,752	102,786				
Black	11,721	67,375	116,524				
Am In/AK Nat	22	175	321				
Hawaiian	1	12	49				
Hispanic	473	7,030	14,257				
Asian	65	4,095	6,474				
Multi-Racial	226	3,196	6,226				
Other	31	225	445				

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