

# AVAILABLE

## 2216 Magnolia Street Richmond, VA 23223



### Exclusive Agent:

CLIFF PORTER, CCIM, SIOR  
(804) 521-1442  
[cliff@porterinc.com](mailto:cliff@porterinc.com)

4801 Radford Avenue | P.O. Box 6482  
Richmond, VA 23230  
[www.porterinc.com](http://www.porterinc.com)  
804-353-7994

### 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

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## 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 Trnpk and I-64

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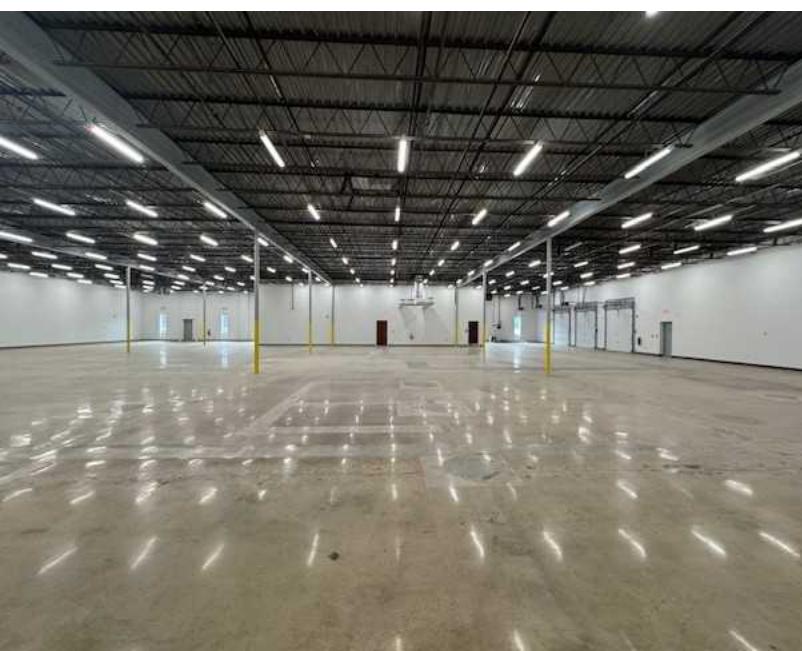
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# PROPERTY PHOTOS

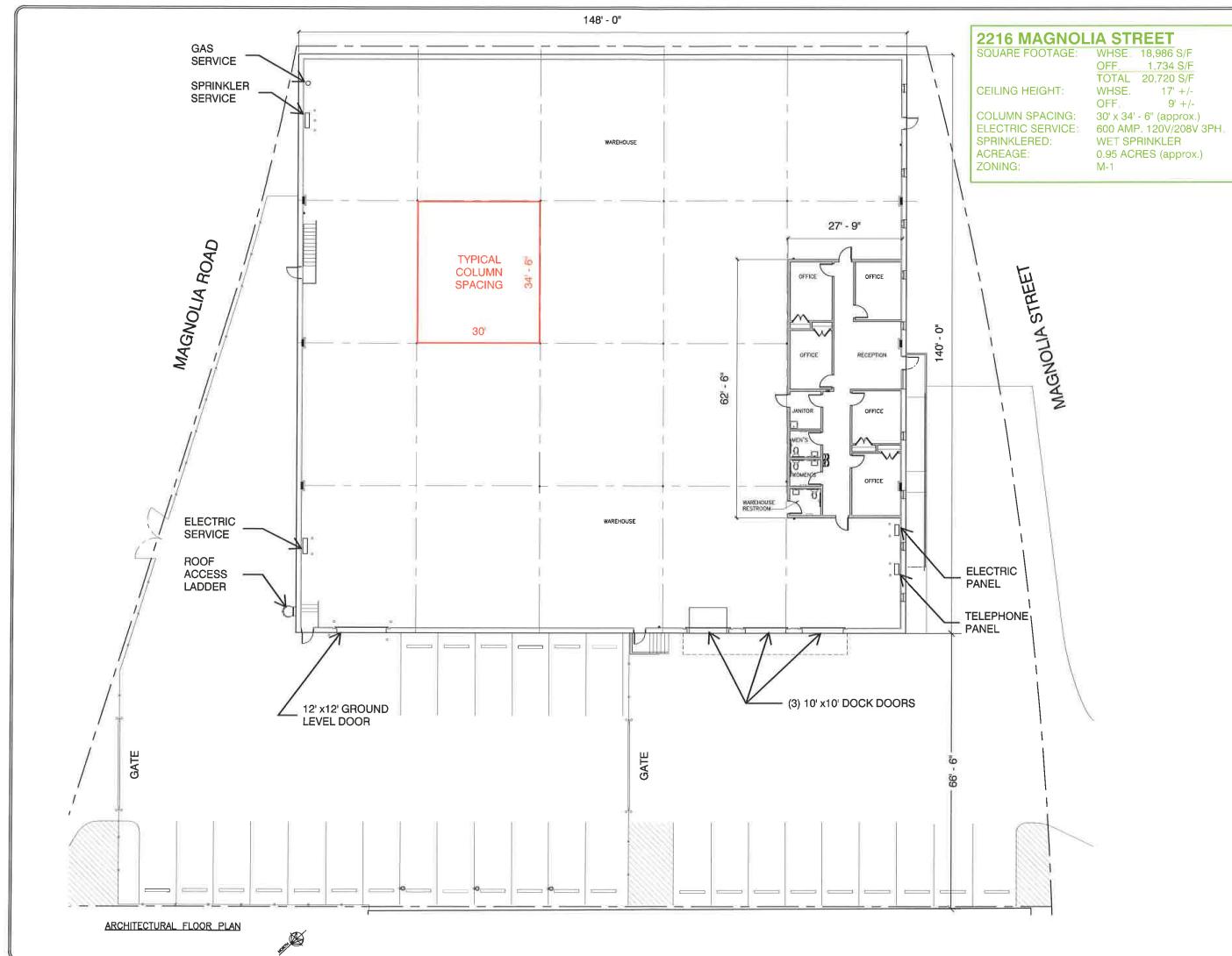
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# FLOOR PLAN

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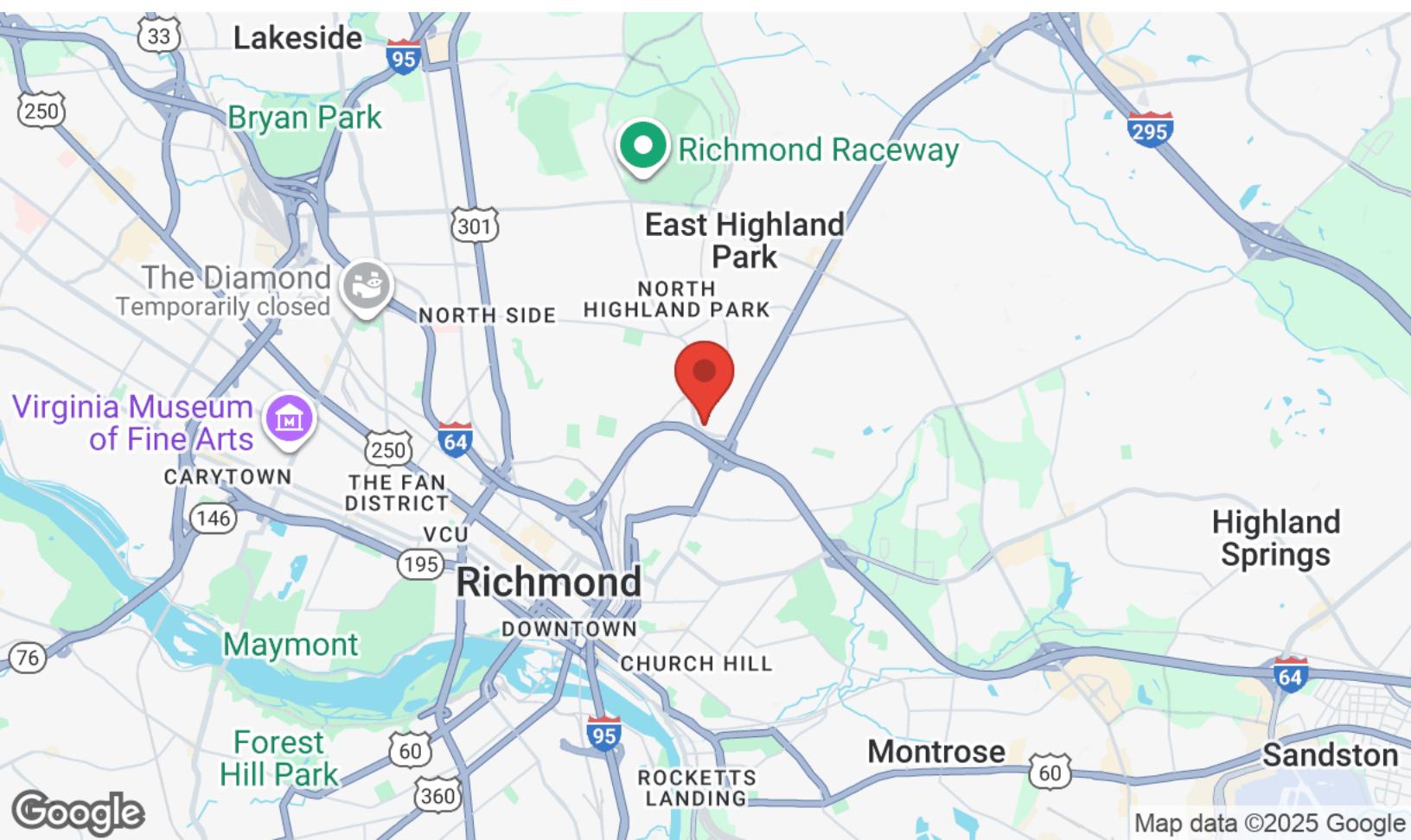
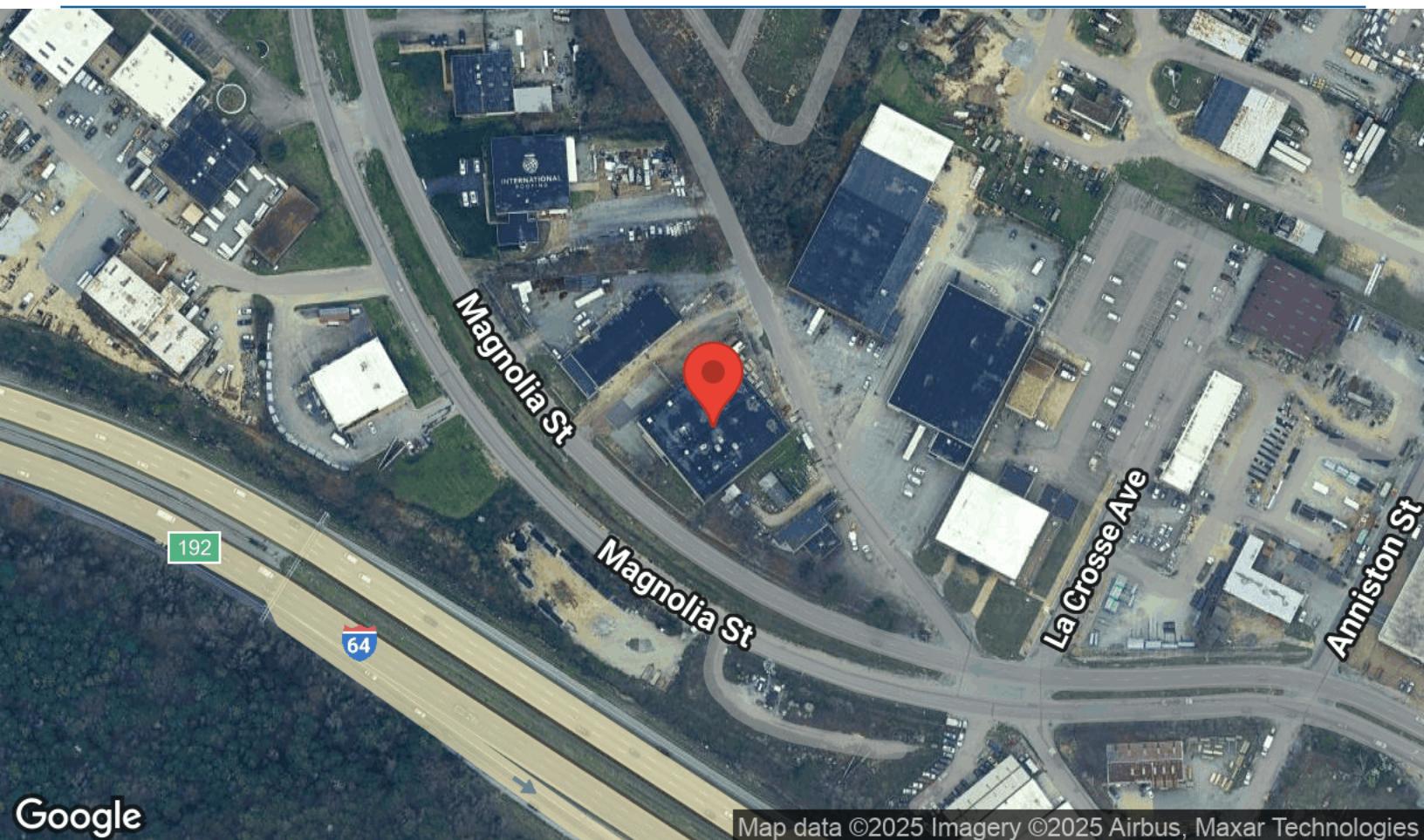
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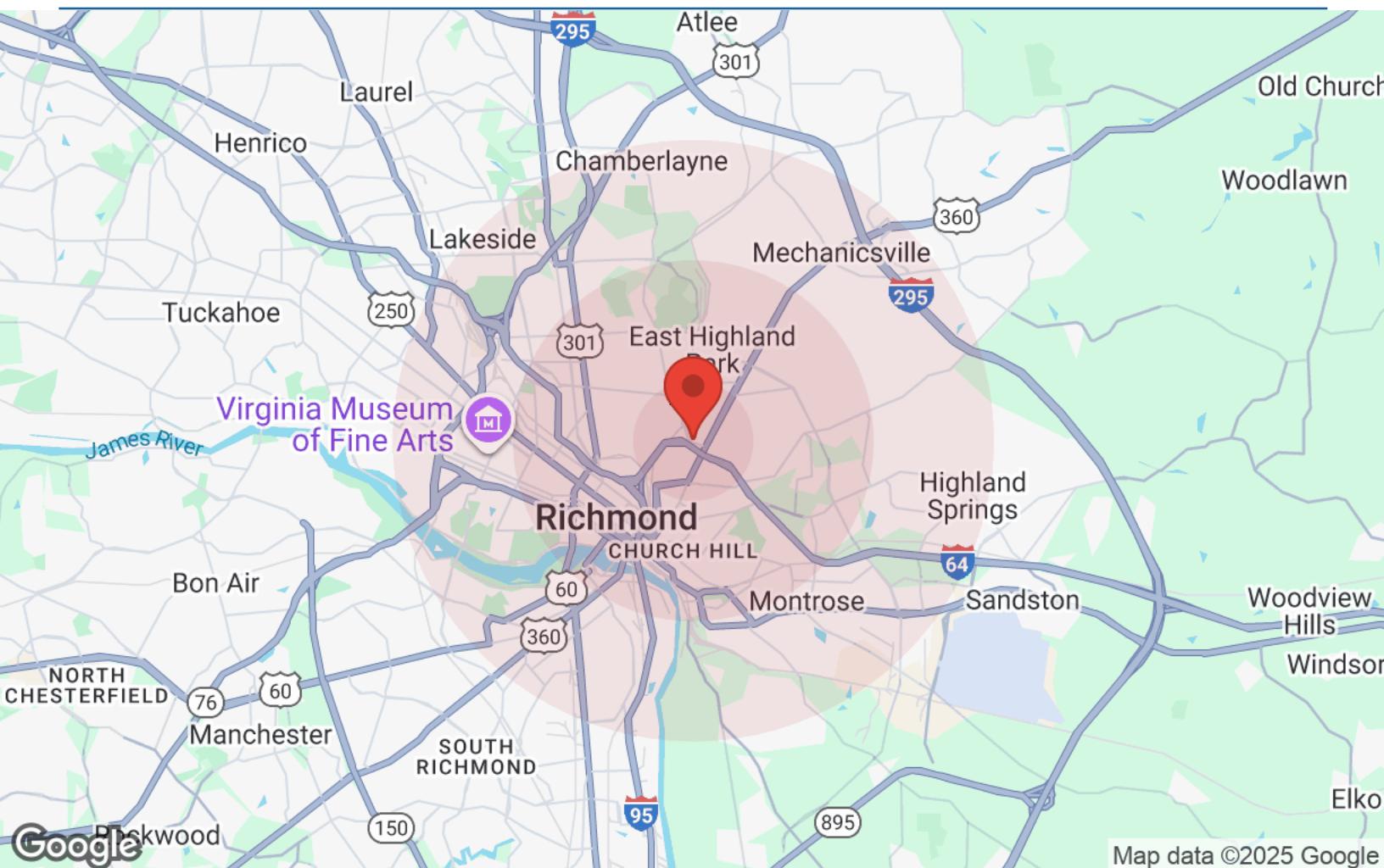
# LOCATION MAPS

2216 Magnolia Street | Richmond, VA 23223



# DEMOCRAPHICS

2216 Magnolia Street | Richmond, VA 23223



Population	1 Mile	3 Miles	5 Miles
Male	6,805	62,774	120,643
Female	7,748	62,087	126,439
Total Population	14,553	124,861	247,082
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,031	17,086	35,472
Ages 15-24	1,587	22,178	34,411
Ages 25-54	5,795	55,509	111,827
Ages 55-64	1,849	13,356	27,728
Ages 65+	2,292	16,734	37,644
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

Income	1 Mile	3 Miles	5 Miles
Median	\$43,333	\$61,607	\$69,531
< \$15,000	1,123	7,901	12,971
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,106	63,089	125,477
Occupied	5,563	57,521	115,001
Owner Occupied	2,254	20,604	47,768
Renter Occupied	3,309	36,917	67,233
Vacant	543	5,568	10,476

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