

FOR LEASE

13171 Mountain Road

Glen Allen, VA 23059



Exclusive Agent:

Kevin E. Cox
804.521.1468
kevin@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

- 7,000 SF Total
- 5,100 SF +/- Warehouse (Leased)
- 1,900 SF +/- Detached Office (Available)
- Useable Walk-Out Basement
- FOR LEASE: \$2,000/Month/NNN

PORTER
R E A L T Y

Working Hard, Working Smart... For Our Customers

CORFAC
International

SIOR

CCIM

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

13171 Mountain Road , Glen Allen, VA 23059

Industrial Property For Lease



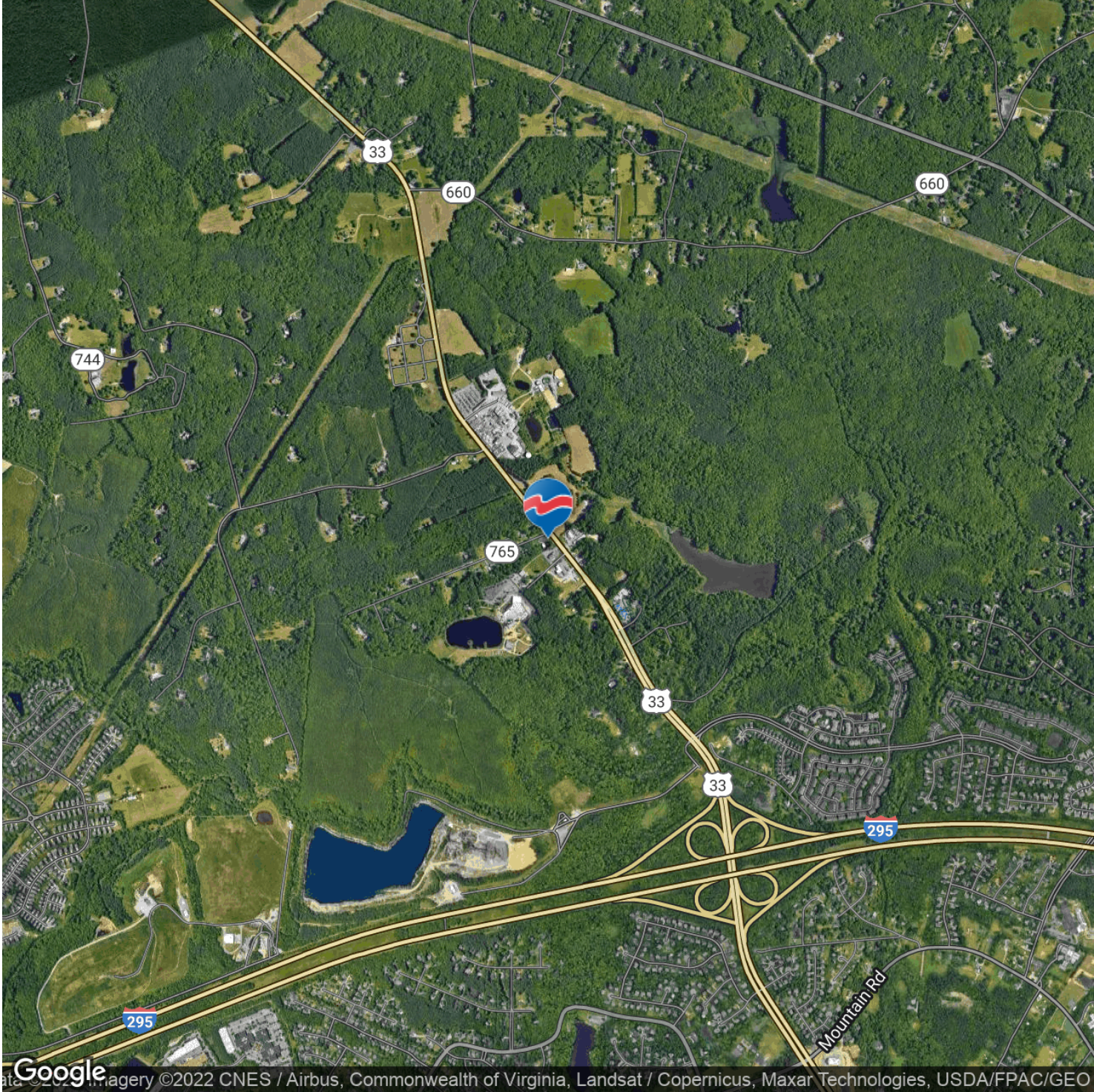
Kevin E. Cox
804.521.1468
kevin@porterinc.com



4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

13171 Mountain Road , Glen Allen, VA 23059

Industrial Property For Lease



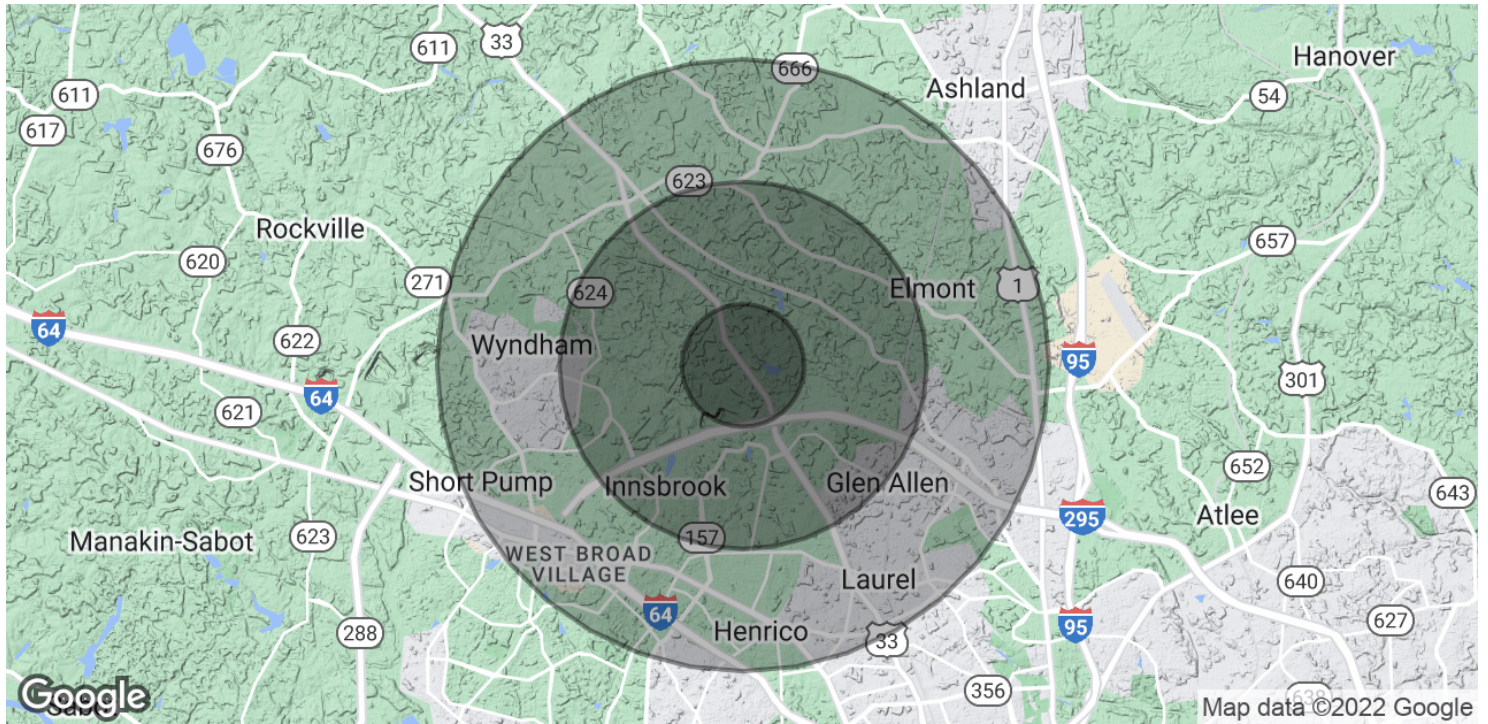
Kevin E. Cox
804.521.1468
kevin@porterinc.com



4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

13171 Mountain Road , Glen Allen, VA 23059

Industrial Property For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,048	45,263	125,847
Average age	39.1	38.7	38.7
Average age (Male)	39.3	36.9	36.5
Average age (Female)	40.3	40.0	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,389	18,433	52,596
# of persons per HH	2.5	2.5	2.4
Average HH income	\$65,949	\$71,876	\$69,271
Average house value	\$271,521	\$244,884	\$240,936

* Demographic data derived from 2020 ACS - US Census