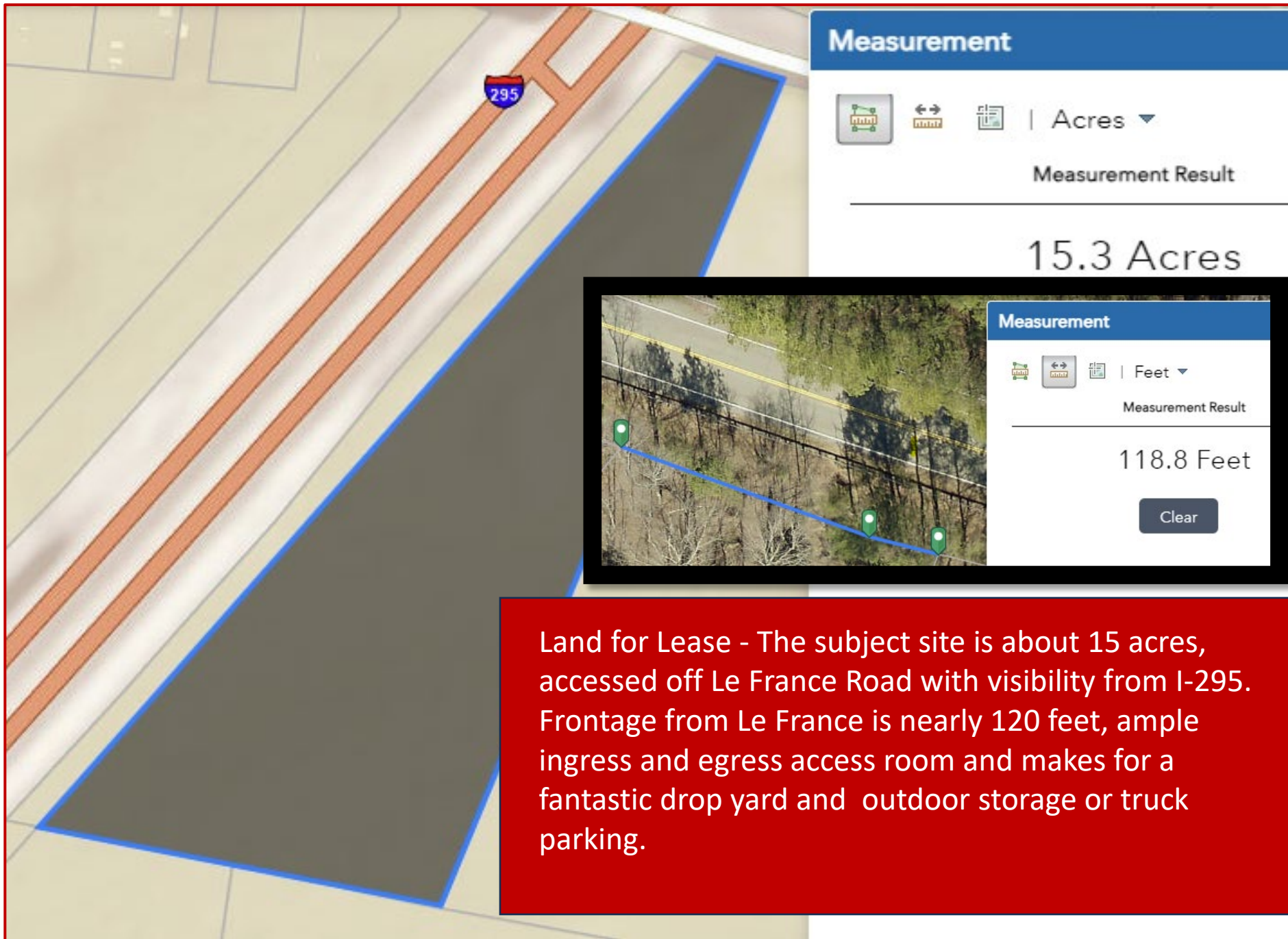




6074 La France Road | RICHMOND, VA

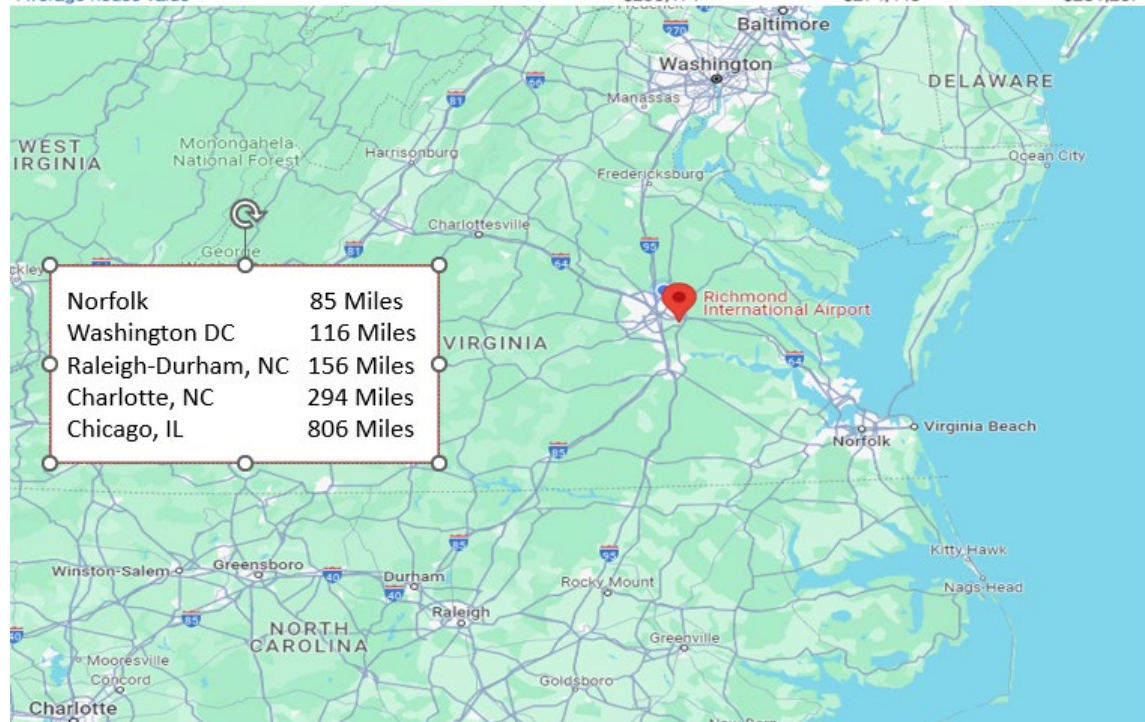
Land For Lease - Storage/Drop Yard



Land for Lease - The subject site is about 15 acres, accessed off Le France Road with visibility from I-295. Frontage from Le France is nearly 120 feet, ample ingress and egress access room and makes for a fantastic drop yard and outdoor storage or truck parking.

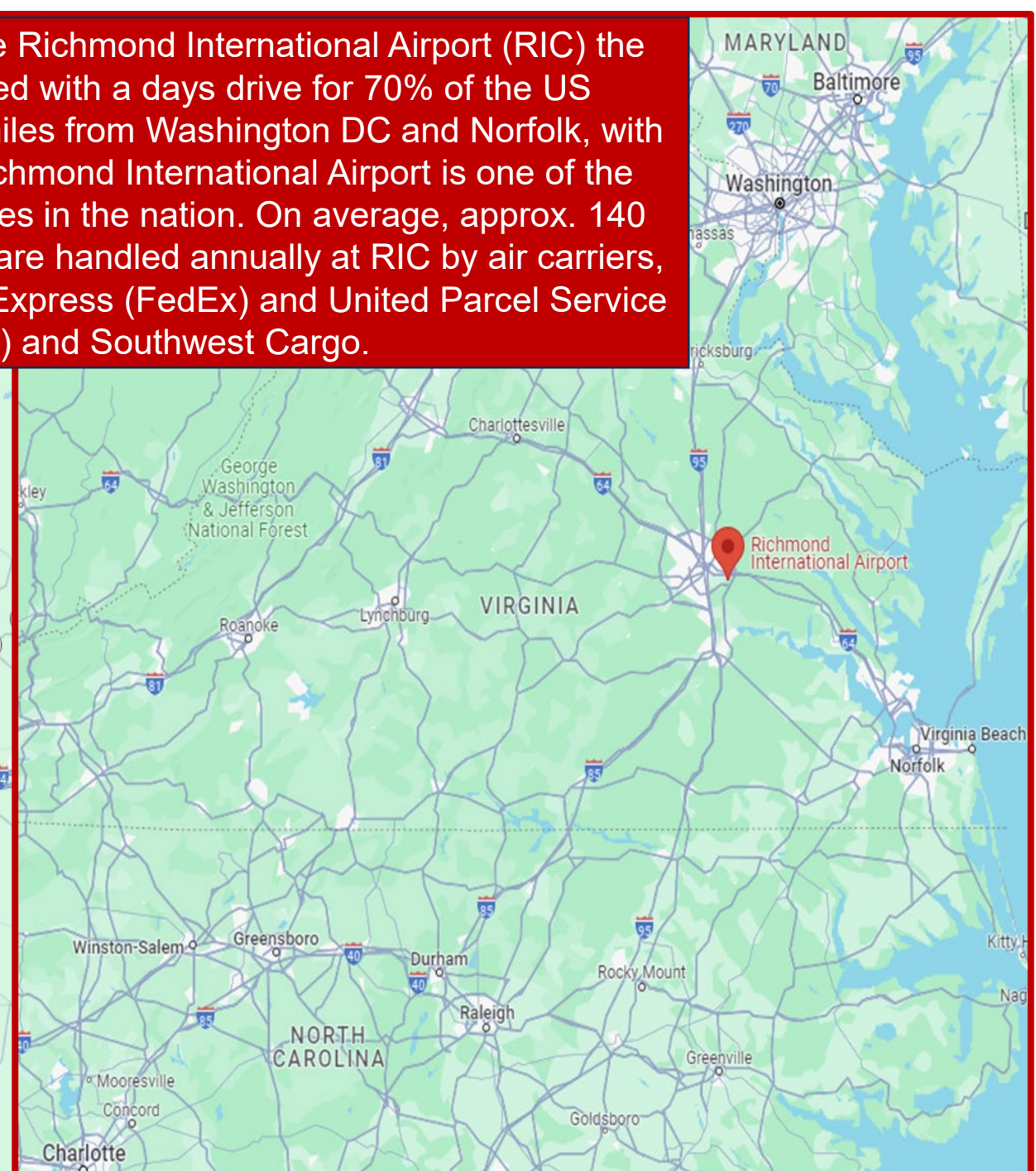
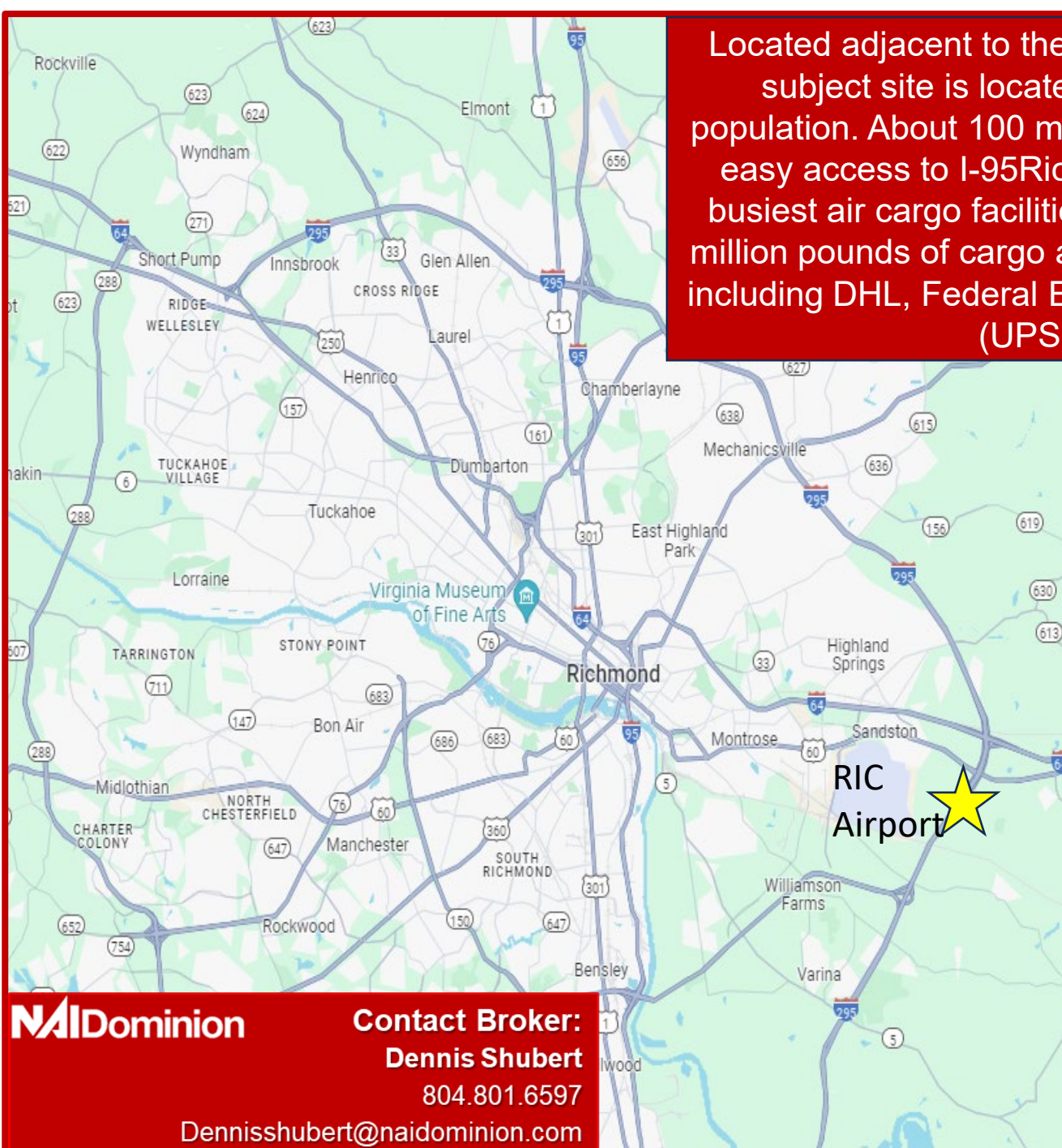
DEMOGRAPHICS & REGIONAL MAP

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	760	41,270	181,635
Average age	40.7	36.6	35.8
Average age (Male)	37.4	34.9	34.1
Average age (Female)	43.9	38.0	37.0
HOUSEHOLDS & INCOME			
Total households	310	15,736	70,466
# of persons per HH	2.5	2.6	2.6
Average HH income	\$73,655	\$61,451	\$60,110
Average house value	\$298,171	\$274,448	\$231,267



The subject site is clear from FEMA Flood Maps and has excellent highway visibility. Strong Demographics and location!

Located adjacent to the Richmond International Airport (RIC) the subject site is located with a days drive for 70% of the US population. About 100 miles from Washington DC and Norfolk, with easy access to I-95 Richmond International Airport is one of the busiest air cargo facilities in the nation. On average, approx. 140 million pounds of cargo are handled annually at RIC by air carriers, including DHL, Federal Express (FedEx) and United Parcel Service (UPS) and Southwest Cargo.



NAIDominion

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