

AVAILABLE FLEX SPACE

5901-5905 School Avenue
Henrico, VA 23228



AVAILABLE

ROBERT PORTER III
(804) 521-1455
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WILSON FLOHR, SIOR
(804) 521-1458
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4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994



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HIGHLIGHTS

- Approx. 12,135 SF w/ Add'l Mezz SF
- ~5,850 SF Class A Office Space
- ~6,285 SF Partially Conditioned Warehouse
- 208V 3-Phase Power
- 18' Clear Ceiling Height
- Tractor Trailer Access w/ 2 Dock Doors, 1 Drive-in
- Dry Sprinkler System
- Located at a Signalized Intersection
- Excellent Access Within One (1) Mile to I-64, I-95 and I-195
- 7 Dedicated Parking Spaces w/ Add'l Unreserved in Rear
- Zoned M-1
- AVAILABLE NOW!
- FOR LEASE: \$13.00/SF NNN
- FOR SALE: \$1,950,000

PROPERTY PHOTOS

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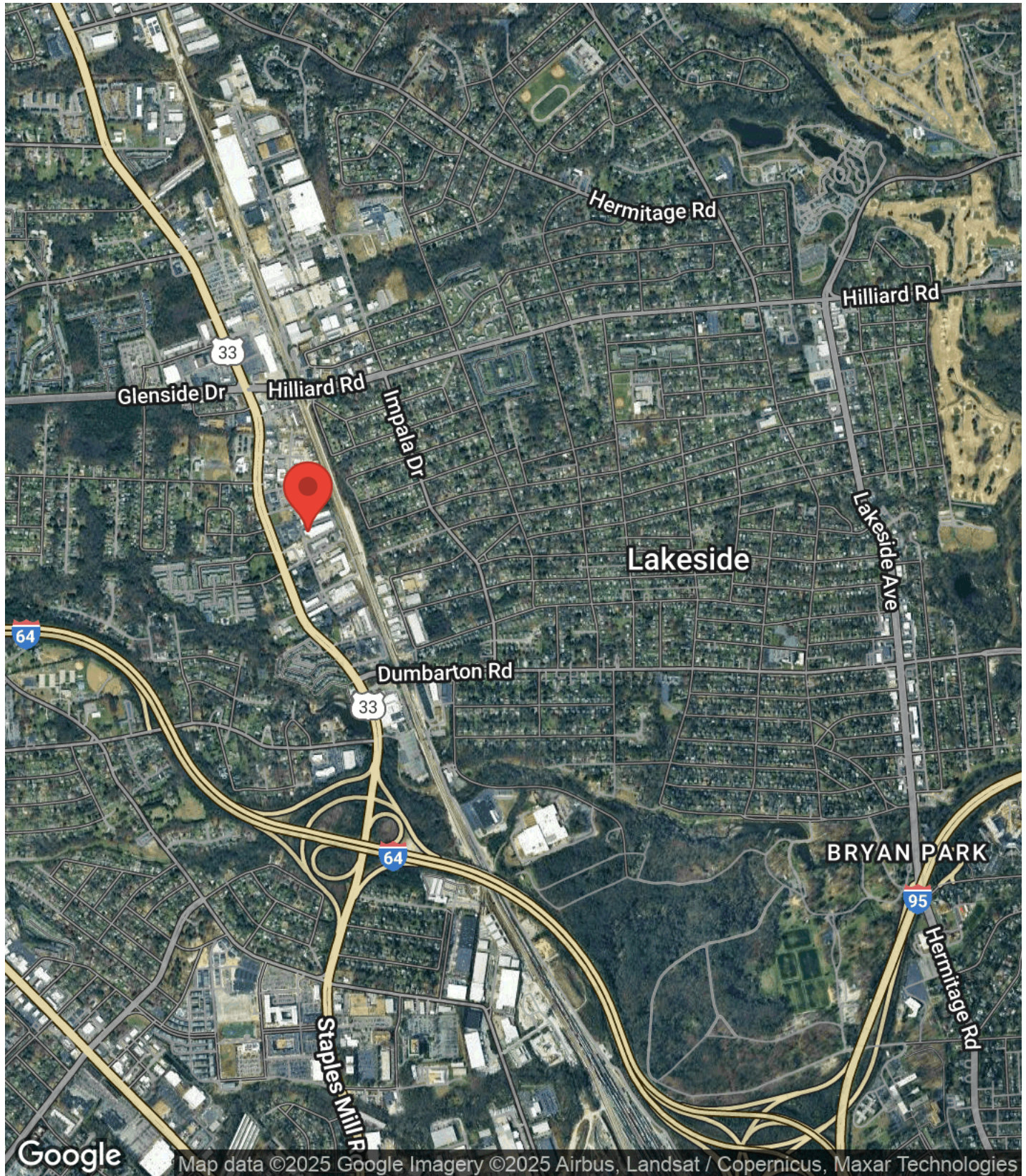


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AERIAL MAP

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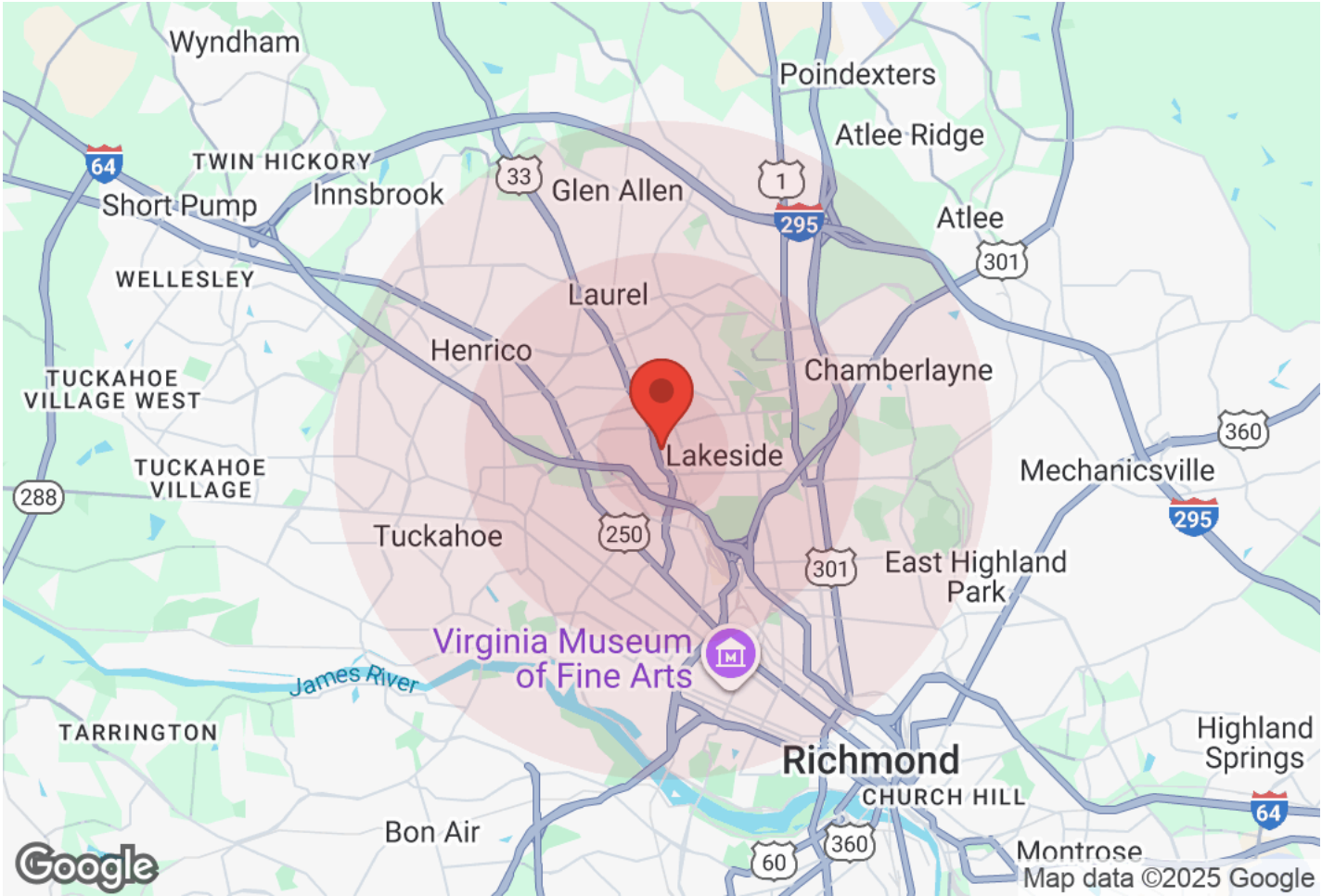


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DEMOGRAPHICS

5901 School Avenue | Henrico, VA 23228



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,172	43,345	122,569	Median	\$66,205	\$81,334	\$84,160
Female	5,720	45,775	122,218	< \$15,000	387	2,683	7,907
Total Population	10,892	89,120	244,787	\$15,000-\$24,999	248	2,139	5,396
				\$25,000-\$34,999	470	2,510	6,973
				\$35,000-\$49,999	653	4,206	9,908
				\$50,000-\$74,999	1,292	7,775	18,735
				\$75,000-\$99,999	614	5,214	13,386
				\$100,000-\$149,999	951	7,819	20,235
				\$150,000-\$199,999	357	3,569	9,979
				> \$200,000	264	5,354	15,129
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,808	14,143	36,355	Total Units	5,719	44,829	116,116
Ages 15-24	1,138	8,689	34,880	Occupied	5,238	41,269	107,649
Ages 25-54	4,868	39,956	105,084	Owner Occupied	2,361	21,109	55,423
Ages 55-64	1,282	10,054	27,315	Renter Occupied	2,877	20,160	52,226
Ages 65+	1,796	16,276	41,153	Vacant	481	3,560	8,467
Race	1 Mile	3 Miles	5 Miles				
White	5,791	50,593	133,409				
Black	2,377	21,237	67,830				
Am In/AK Nat	24	152	294				
Hawaiian	3	27	73				
Hispanic	1,649	8,992	19,265				
Asian	723	5,427	16,670				
Multi-Racial	286	2,415	6,634				
Other	38	276	587				