

FOR SALE

10991 Richardson Road (Ashland, VA)

Located In The Hanover Industrial Air Park!



Exclusive Agent:

Kevin E. Cox
804.521.1468
kevin@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
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40,000 SF +/- Office/Warehouse Facility

- 26,727 SF Occupied by Roofing Supply Group
- 5,000 SF +/- Office Available
- 3 Acres +/-
- Zoned M-3
- Wet Sprinkler System
- 1600 amp 120/208 volt 3 phase
- 1.13 Acres +/- Concrete Yard Area
- 5% +/- Cap Rate
- Potential 7.5-8% Cap Rate Fully Leased
- FOR SALE: \$2,950,000

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10991 Richardson Road, Ashland, VA 23005

Industrial Property For Sale/Lease



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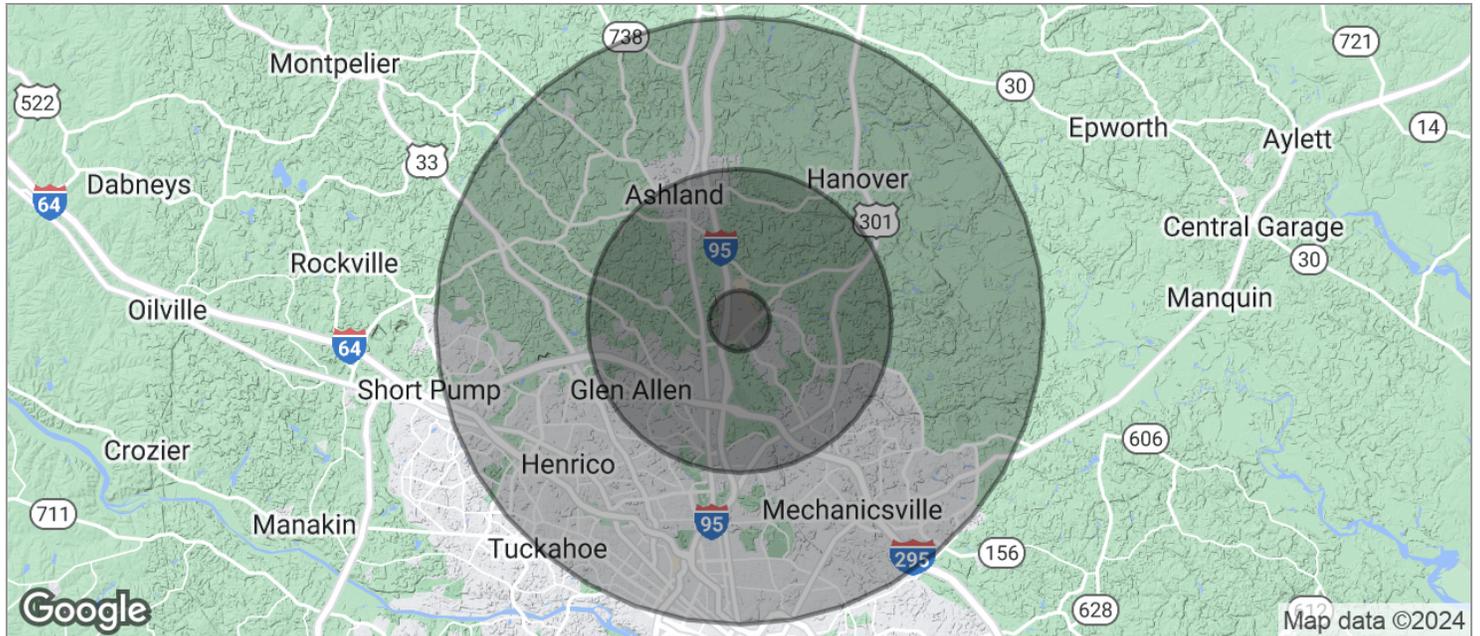


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Industrial Property For Sale/Lease



	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	1,938	58,381	308,087
MEDIAN AGE	37.8	39.0	37.9
MEDIAN AGE (MALE)	34.0	37.2	36.1
MEDIAN AGE (FEMALE)	39.7	40.5	39.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	634	21,775	126,938
# OF PERSONS PER HH	3.1	2.7	2.4
AVERAGE HH INCOME	\$114,069	\$87,759	\$71,378
AVERAGE HOUSE VALUE	\$309,656	\$292,233	\$272,693

* Demographic data derived from 2020 ACS - US Census

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