



INDUSTRIAL OFFICE IN RICHMOND

7621 POCOSHOCK WAY | RICHMOND, VA 23235

FEATURES

- **7621 POCOSHOCK WAY**
- 2,307 SF of Industrial Office / Flex Space situated on 1.77 Acres
- Built in 1985; Zoned: M
- Roll-up Door
- Climate controlled warehouse
- Ideal for office or light manufacturing
- Close to major transportation routes
- Located near the fast-growing Manchester area
- Located off of Rte. 360 (39,000 VPD)

Space Type	Flex / Office Property For Sale
Available Space	2,307 SF Industrial / Office
Asking Price	\$375,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	68,497	178,893	574,876
Average HH Income	\$86,958	\$89,664	\$111,648



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Taylor Long
PROPERTIES
 Commercial Real Estate



ADDITIONAL PHOTOS



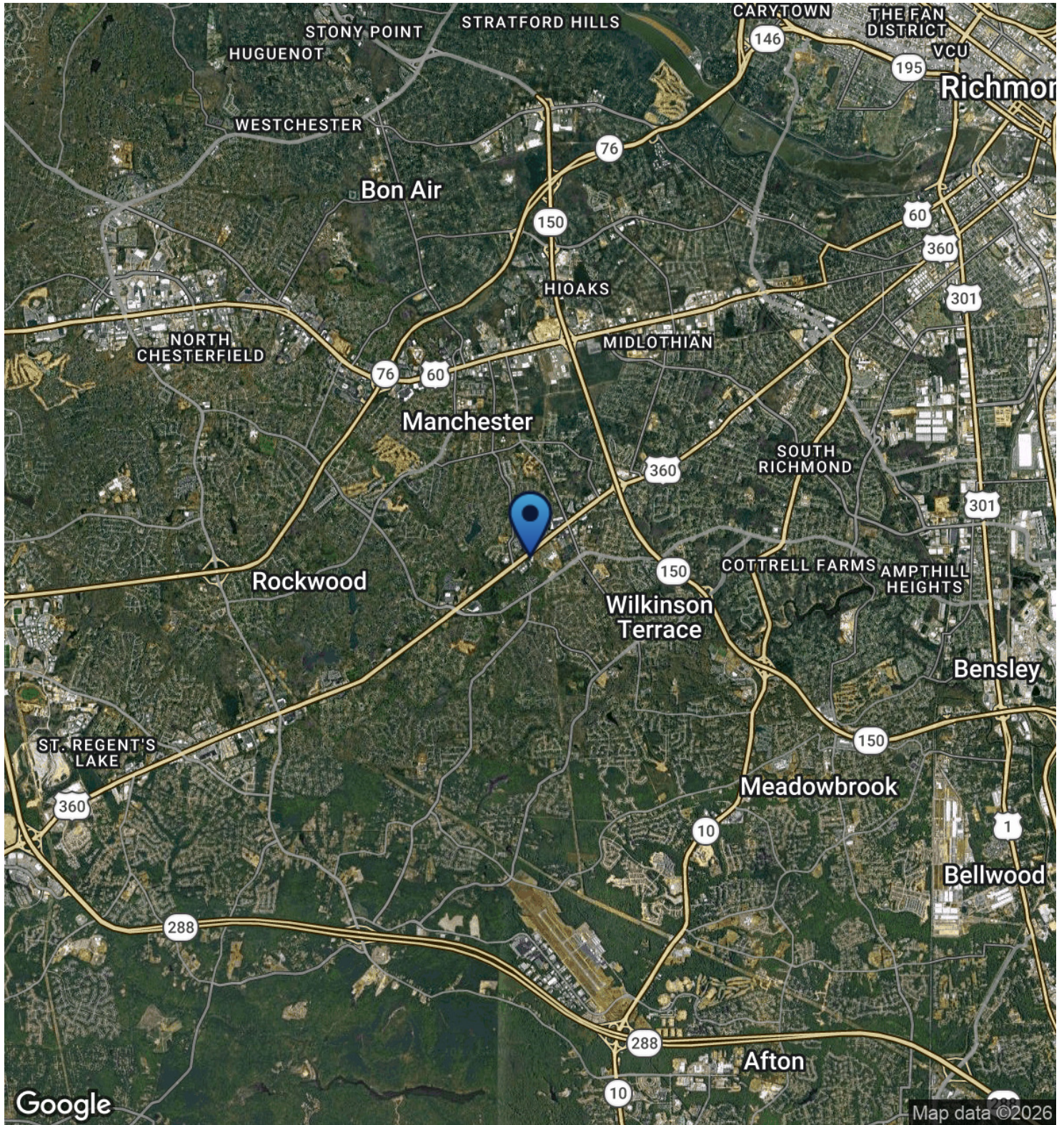


ADDITIONAL PHOTOS



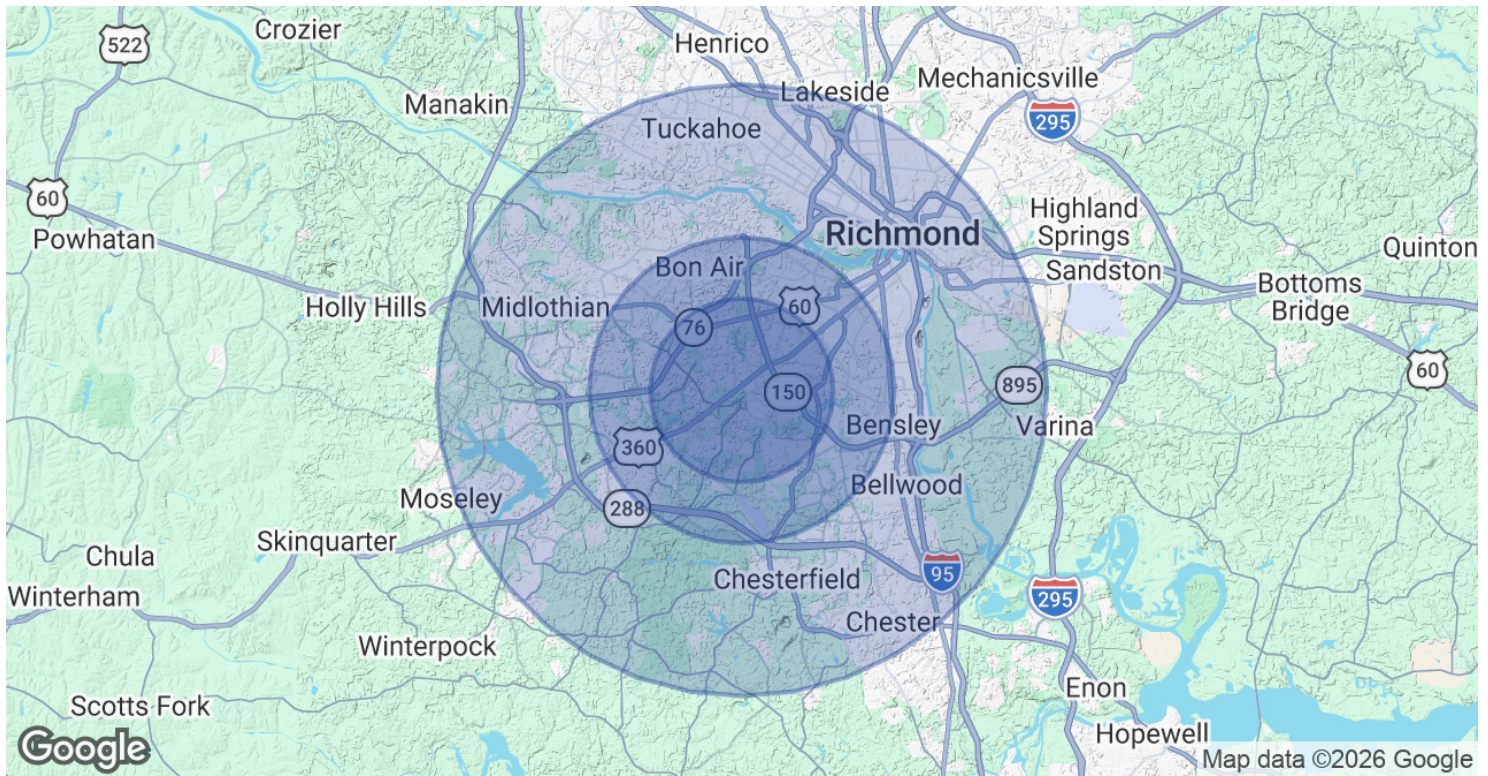


LOCATION MAP





DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,497	178,893	574,876
Average Age	38.7	38.5	38.8
Average Age (Male)	37.9	36.9	37.8
Average Age (Female)	39.7	39.4	39.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,087	70,153	235,473
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$86,958	\$89,664	\$111,648
Average House Value	\$265,596	\$286,555	\$386,968

2023 American Community Survey (ACS)