

FOR LEASE >

9012 Hermitage Road | Richmond, VA 23228



CONTACTS

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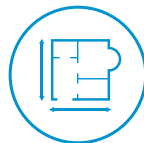


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COLLIERS INTERNATIONAL
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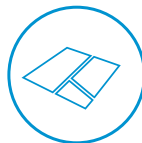
PROPERTY FEATURES



10,890± SF
(121' x 90')



Traffic count
33,000 VPD



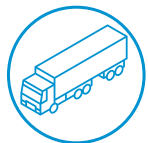
Acreage
0.71



Zoning
M-1



Parking
13 spaces



Full Access

• RETAIL/WAREHOUSE/SHOWROOM

- 20' ceilings at eaves
- 23' 7" ceilings at centerline
- Steel frame construction and well insulated
- Year built 2007
- Up to 20' pylon signage potential
- 12' x 12' drive-in doors between bays

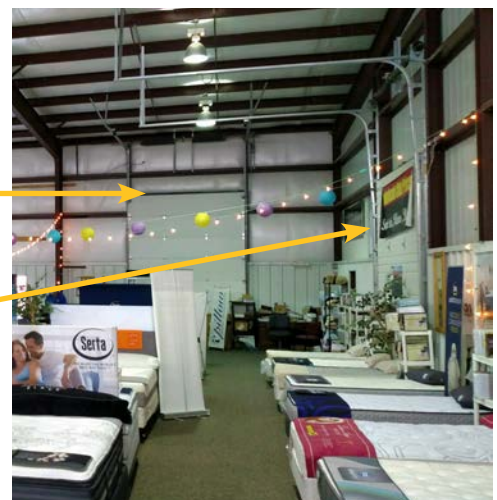
• BAY 1 = 4,365 SF (48' 6" x 90')

- One (1) ADA restroom
- Fully conditioned
- One (1) 10' x 14' drive-in door (ground level)

• BAY 2 = 6,525 (73' 6" x 90')

- 400 SF of office space (20' x 20')
- One (1) ADA restroom
- One (1) 10' x 14' drive-in door (ground level)

DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	8,840	82,668	205,281
DAYTIME POPULATION	9,978	73,774	160,232
AVG HH INCOME	\$54,377	\$70,195	\$84,995
TRAFFIC COUNTS	Staples Mills Rd & Hermitage Rd - ±33000		



Accelerating success.

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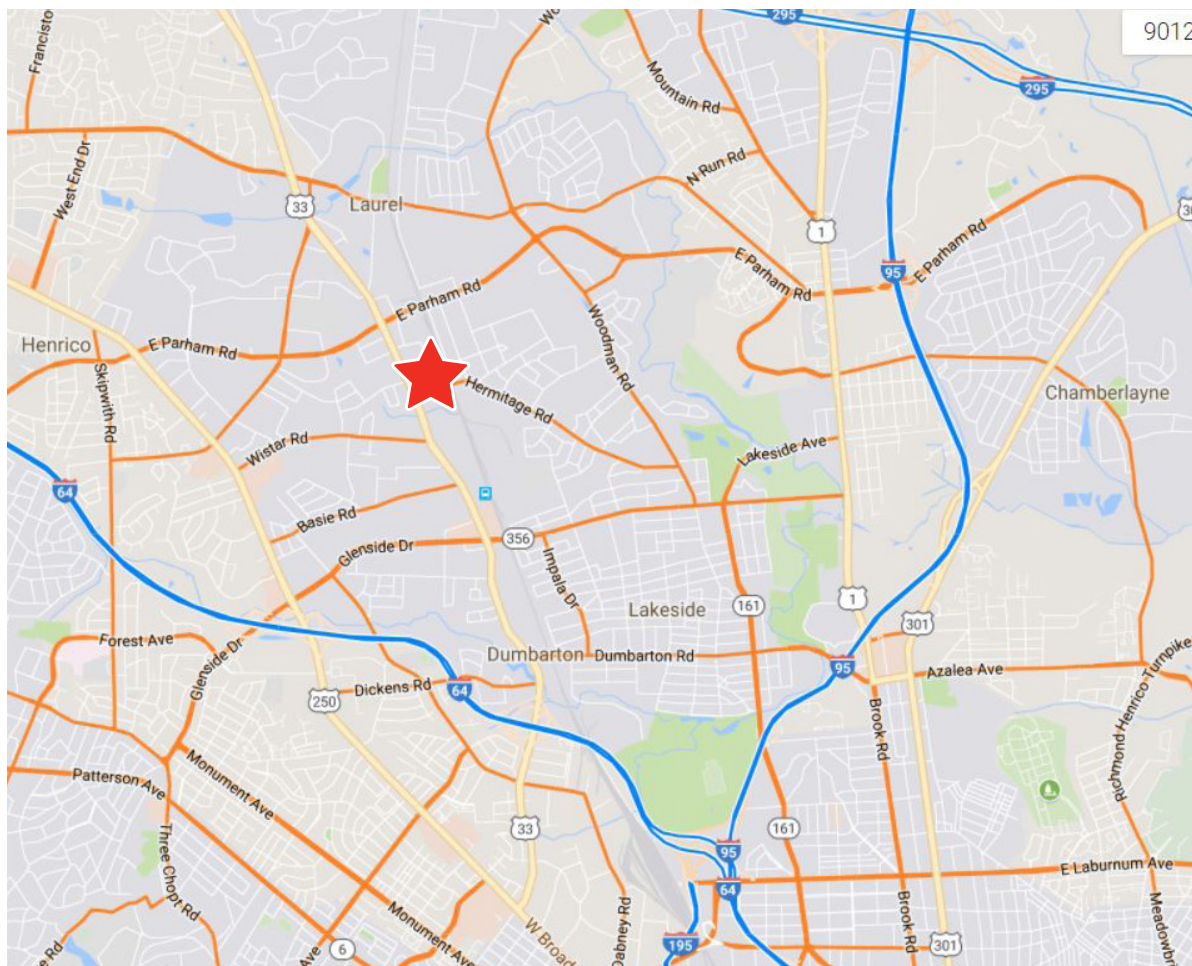
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