

FLEX SPACE FOR SALE

11614 BUSY STREET, RICHMOND, VA 23236

FEATURES

- **4,067 SF Flex Space For Sale.**
- **857 SF Office Flex with 3,210 SF Usable Warehouse.**
- Perfect show room with inventory area in rear.
- Large roll up door in back with nice sized warehouse storage area.
- **Broker bonus of \$500 Prepaid Gift Card for a closing on or before December 31, 2017.**
- C-5 zoning.
- Ample Parking.
- Over 37,000 employees within three miles.
- Located near the intersection of Courthouse Rd. and Midlothian Tnpk.
- Less than 1,000' from *Chesterfield Towne Center*.
- **Highly motivated owner, a steal at \$329,950.**



DEMOGRAPHICS*

* Detailed demographics upon request

	1 mile	3 miles	5 miles
2017 Population	2,785	57,792	123,926
Avg HH Income	\$111,705	\$103,354	\$104,356
Daytime Employment	14,946	39,408	83,323
Traffic Count	66,425 VPD on Midlothian Tnpk. 38,000 VPD on Courthouse Road		

JOIN AREA RETAILERS



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PHOTOS

