

FOR LEASE

**3802 Talley Rd & 6909 School Avenue
Henrico, VA 23228**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- **Building 2: Warehouse/office space** 1,400± SF + 360± SF office
- 0.25± AC yard space adjacent to building 2
- Clear span warehouse with no columns
- 2 lifts with 7,000 lb capacity
- Two (2) 9×10 drive in doors
- 12' clear height
- Zoned M-2
- Lease Rate: Call agents for pricing

Demographics	3 mile	5 mile	10 mile
Population	87,011	237,929	655,239
Avg Household Income	\$103,698	\$111,040	\$111,834
Daytime Employment	75,655	188,125	435,991

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

Stern Cohen

Sales & Leasing Associate

o: 804-324-7205

scohen@commonwealthcommercial.com

Todd Buttner

Senior Associate

o: 804-793-0059

tbuttner@commonwealthcommercial.com

Ethan Lustig

Sales & Leasing Associate

o: 804-592-7579

elustig@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

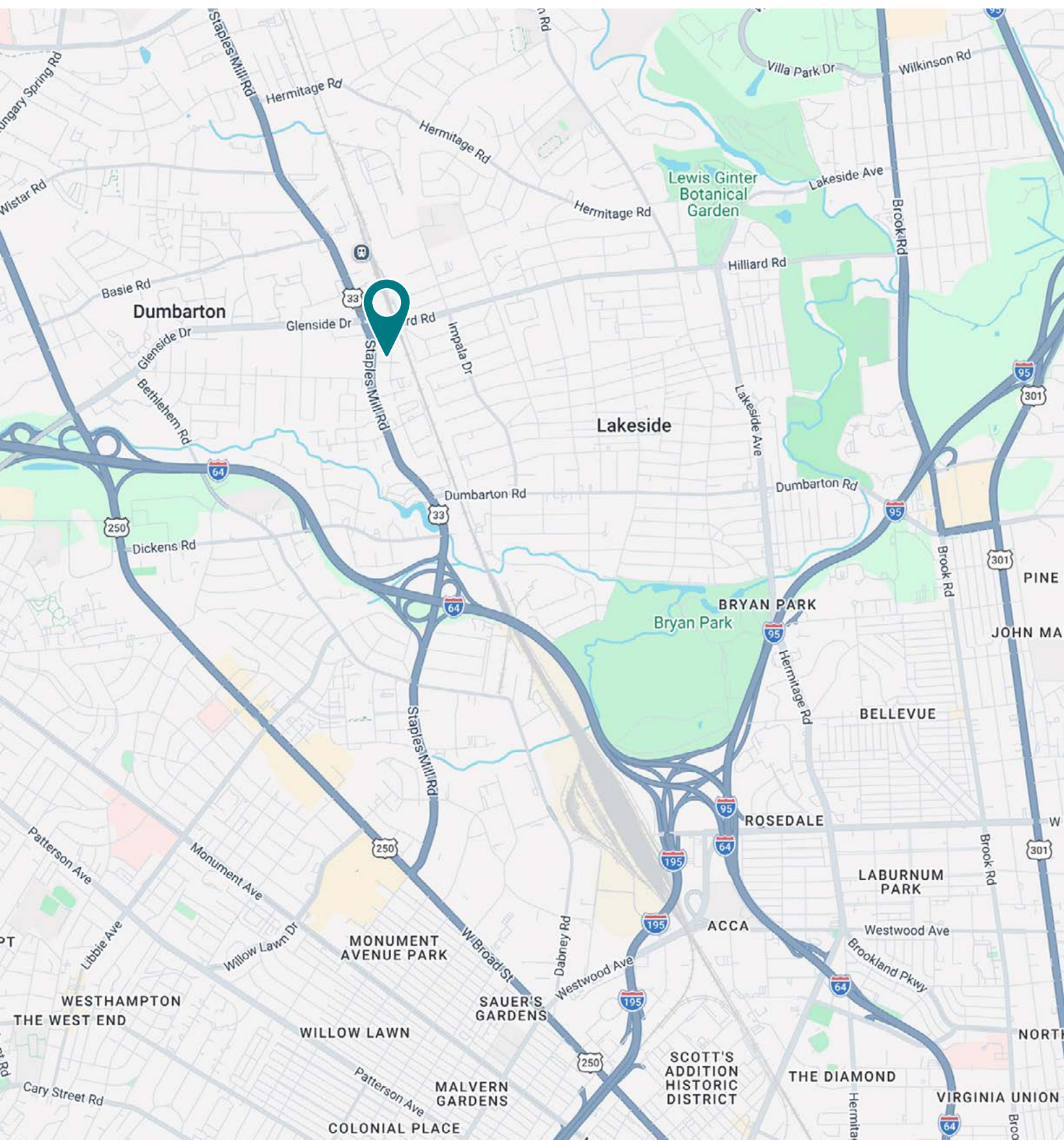


Building Details

1,400± SF shop + 360± SF
office with 2 lifts



Vicinity Map





Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.