

AVAILABLE

Westover Commercial Park II

5519 Pride Road, Richmond, VA 23224



**ENTERPRISE
ZONE!**

Exclusive Agent:

ROBERT PORTER III
(804) 521-1455
rep3@porterinc.com

HIGHLIGHTS

- Suite A: 10,042 SF Available 1/1/26
- Approx. 9k SF WH; 1k SF Office
- 2 Dock Doors
- Warehouse 20'8" Clear Height
- Zoned M-1
- Wet Sprinkler System
- Proximate to Chippenham/Midlo Tpk
- For Lease: Call For Information

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER
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INTERNATIONAL

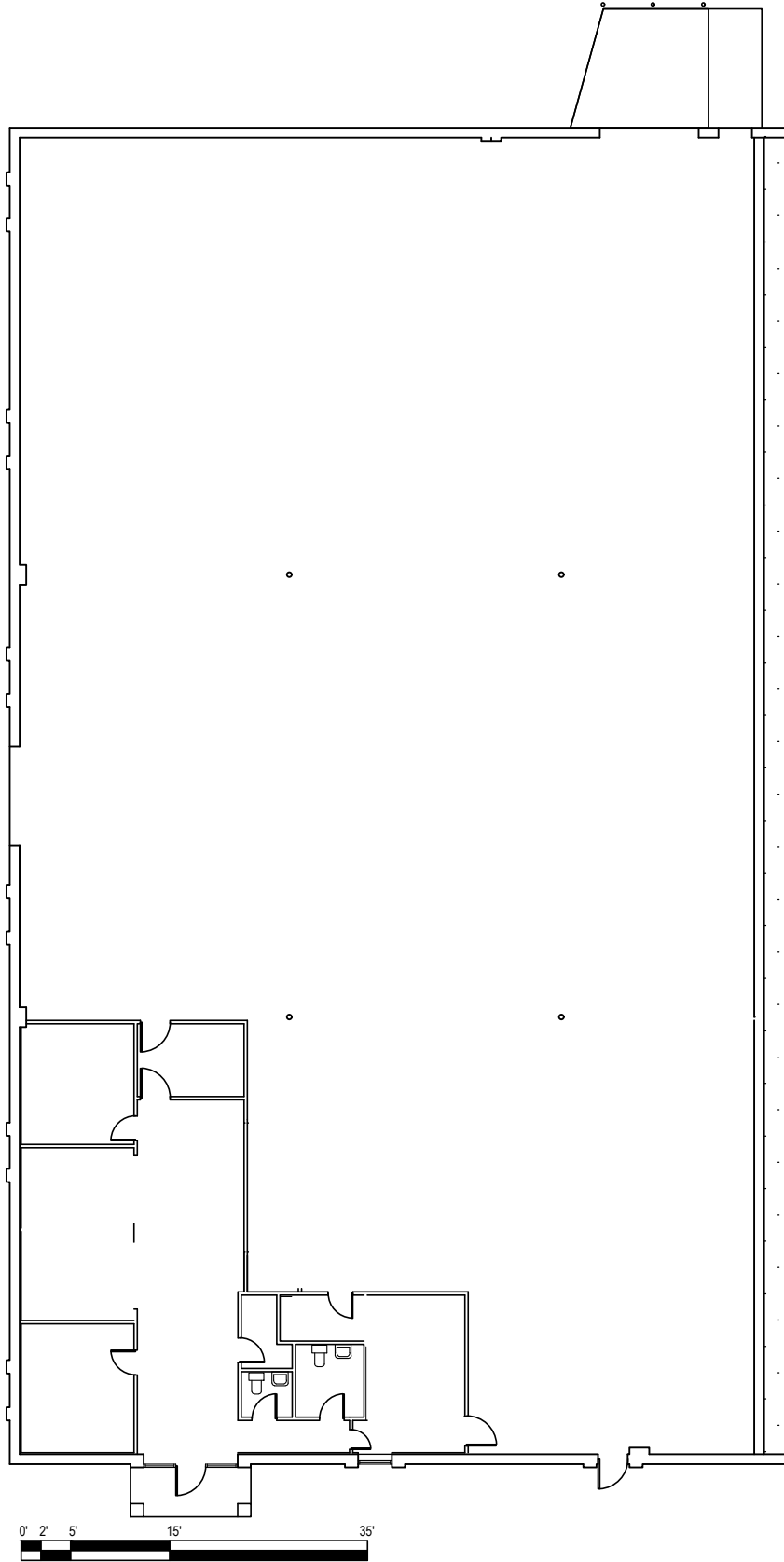
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FLOORPLAN

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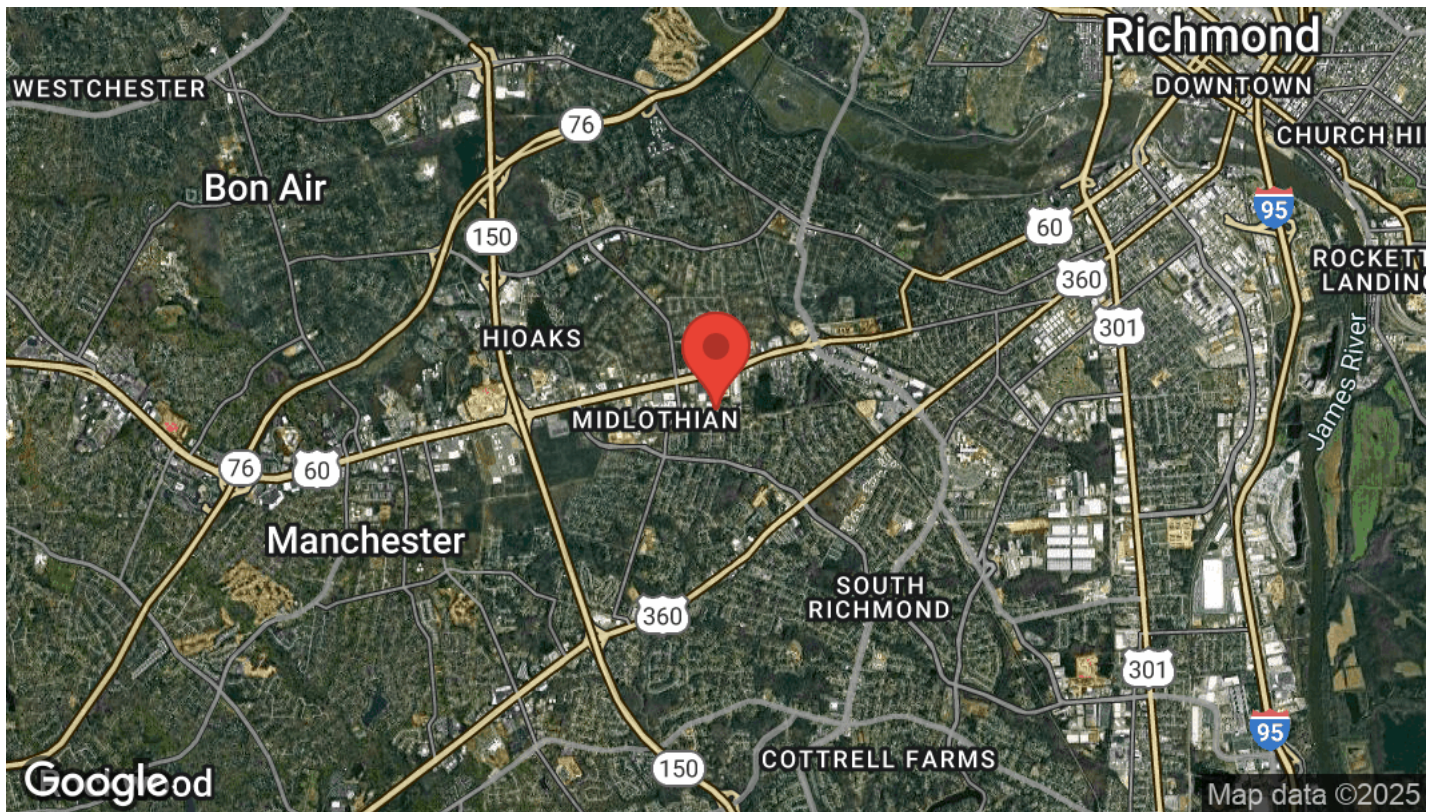


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LOCATION MAPS

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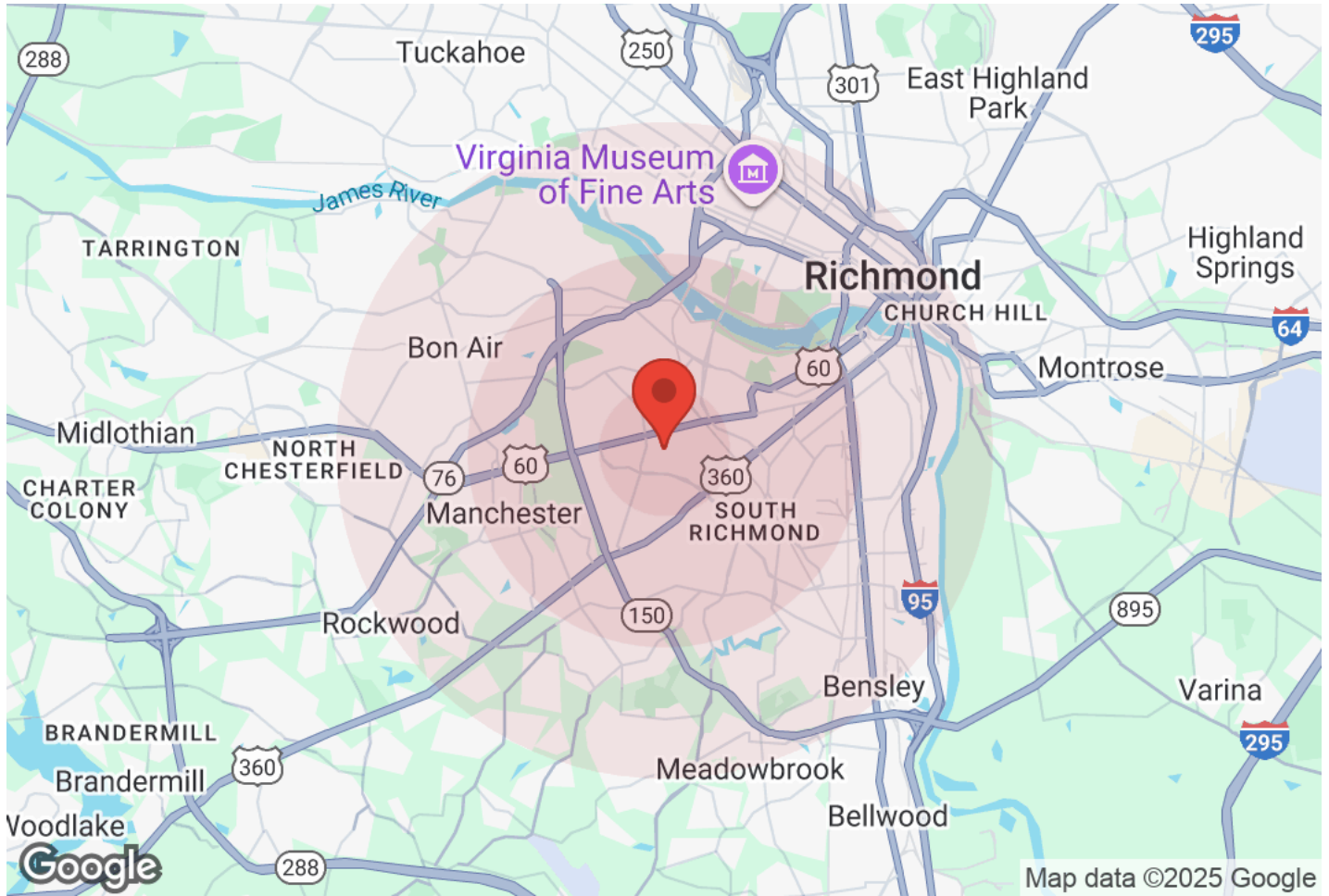


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DEMOGRAPHICS

5519 Pride Road | Richmond, VA 23224



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,326	39,742	119,945	Median	\$59,129	\$61,851	\$71,881
Female	4,647	42,838	120,300	< \$15,000	502	4,051	10,674
Total Population	8,973	82,580	240,245	\$15,000-\$24,999	180	2,244	6,350
				\$25,000-\$34,999	270	2,969	7,472
Age				\$35,000-\$49,999	658	4,656	11,683
Ages 0-14	1,848	15,859	37,498	\$50,000-\$74,999	834	6,853	20,231
Ages 15-24	876	8,291	34,200	\$75,000-\$99,999	425	5,224	15,138
Ages 25-54	3,821	36,042	109,185	\$100,000-\$149,999	528	4,346	16,635
Ages 55-64	1,049	9,968	25,939	\$150,000-\$199,999	212	2,403	8,166
Ages 65+	1,379	12,421	33,423	> \$200,000	93	2,410	11,619
				Housing			
Race				Total Units	3,940	37,412	114,899
White	2,021	25,765	105,756	Occupied	3,703	35,157	107,967
Black	4,897	38,623	87,593	Owner Occupied	1,778	15,645	47,296
Am In/AK Nat	13	83	240	Renter Occupied	1,925	19,512	60,671
Hawaiian	4	17	48	Vacant	236	2,255	6,933
Hispanic	1,735	14,947	32,962				
Asian	138	1,321	7,327				
Multi-Racial	153	1,643	5,814				
Other	10	173	505				

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