

FLEX SPACE FOR LEASE

2940 CLINCH STREET UNIT I

Richlands, VA 24641



PROPERTY DESCRIPTION

Unit I at 2940 Clinch St in Richlands, VA offers approximately 10,458 square feet of flexible space, perfect for a variety of business ventures. Whether you need storage, office, studio, or fitness space, and event space. Unit I can be tailored to your needs. With ample parking and easy access to Rt 460, logistics are streamlined. The owner provides significant rent abatement for customization, ensuring the space fits your requirements. Don't miss this opportunity for a versatile and accommodating business space at Unit I.

HIGHLIGHTS

- VERSATILE AND FLEXIBLE SPACE
- LIMITLESS CUSTOMIZATION POSSIBILITIES
- CONVENIENT AMENITIES AND ACCESSIBILITY
- OWNER'S COMMITMENT TO TENANT SUCCESS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,458 SF
Building Size:	129,433 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
Total Population	11,757	23,712	69,230
Average HH Income	\$43,274	\$42,829	\$41,318

David Burks
(804) 366-2754



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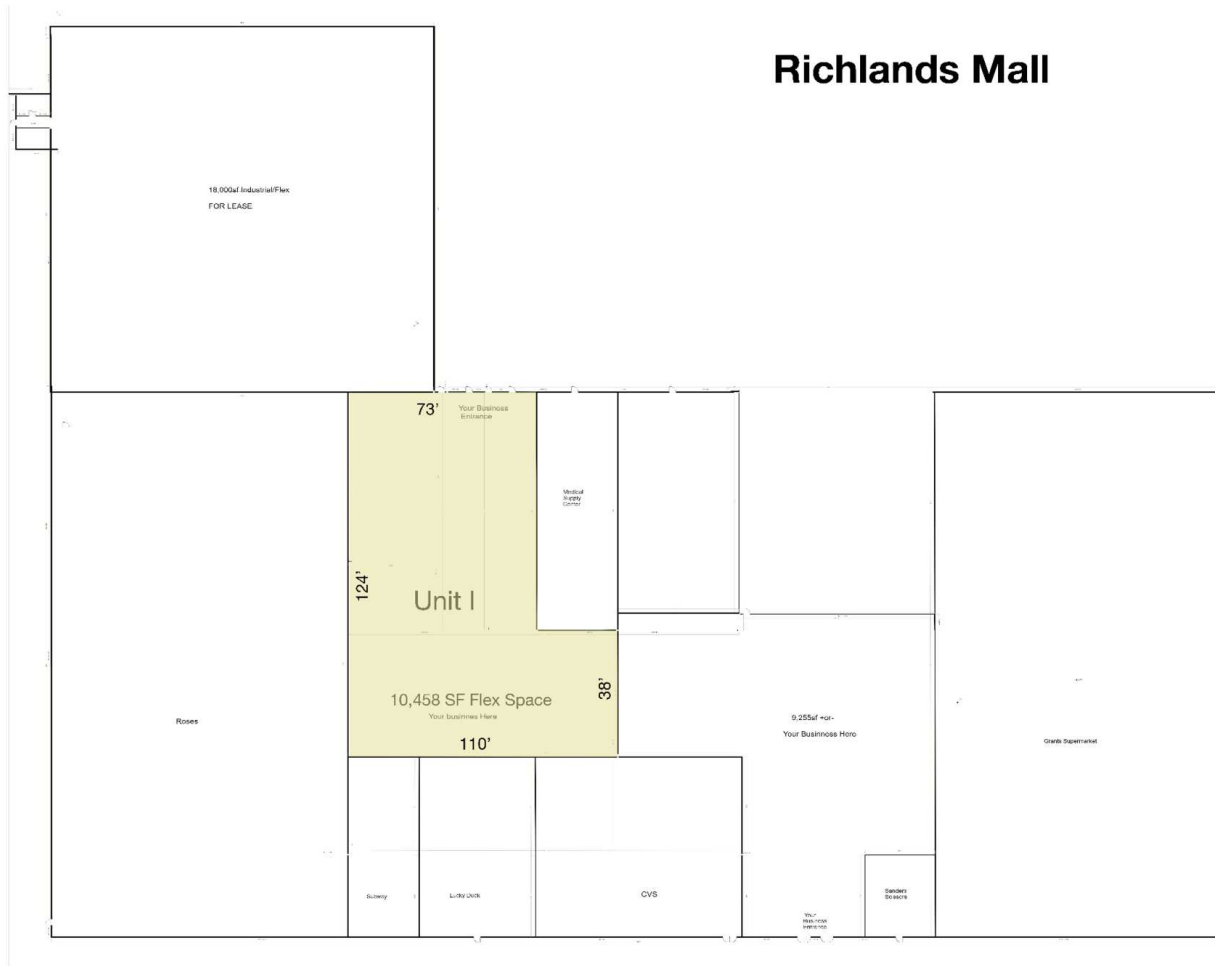


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LEASE

2940 CLINCH STREET UNIT I
2940 Clinch Street Unit I Richlands, VA 24641

Richlands Mall



10,458 SF Flex Space II

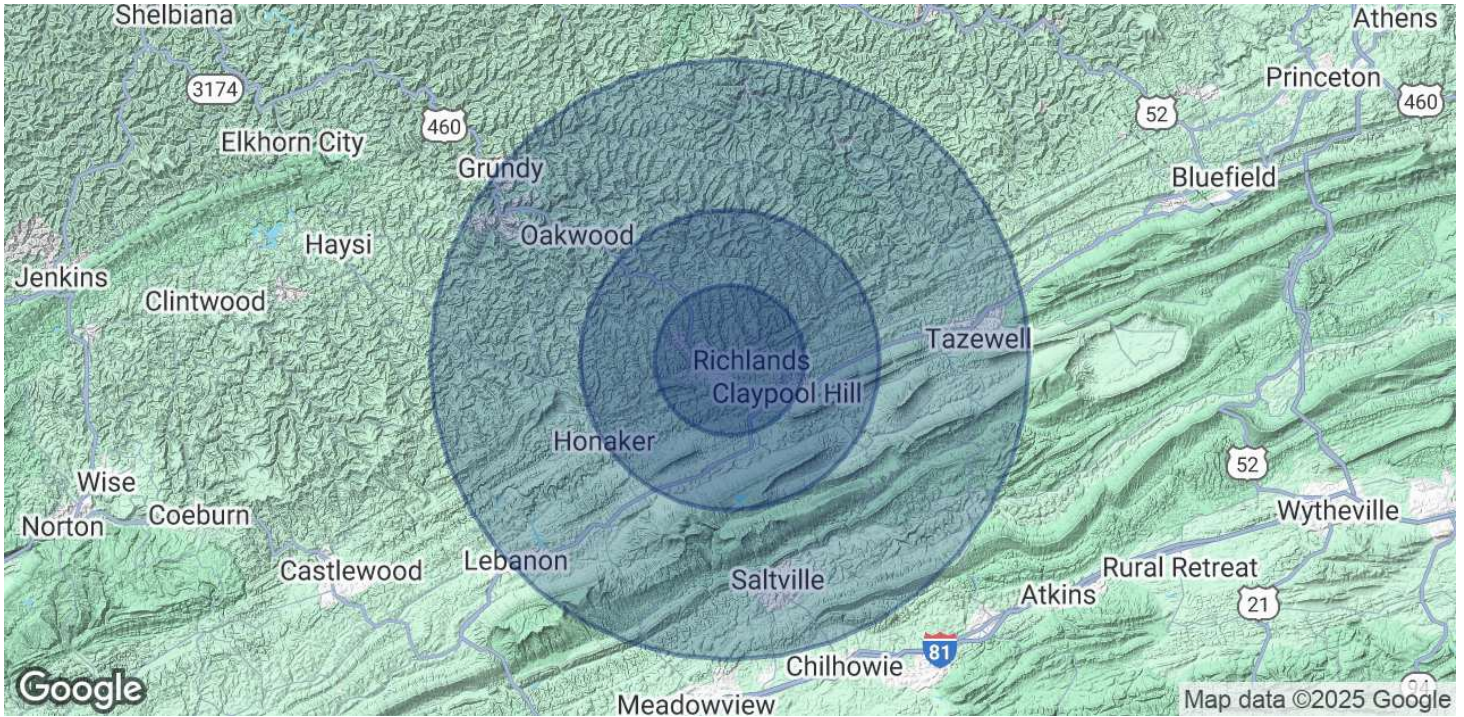
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	11,757	23,712	69,230
Average Age	44.5	45.2	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
# of Persons per HH	2	2	2
Average HH Income	\$43,274	\$42,829	\$41,318
Average House Value	\$108,233	\$108,897	\$101,846

2020 American Community Survey (ACS)

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