



# NORTH RUN

## CONTACT US

### David Wilkins

Executive Managing Director,  
Brokerage Services  
Mobile: 804.873.2569  
dwilkins@rangecommercial.com

### Rebecca Barricklow

Senior Vice President  
Mobile: 804.399.4762  
rbarricklow@rangecommercial.com

### Joe Marchetti

Director of Strategic Vision & Growth  
Mobile: 804.938.0000  
jmarshetti@rangecommercial.com



**RANGE**  
COMMERCIAL PARTNERS

rangecommercial.com

804.796.0500

4235 Innslake Drive, Suite 200  
Glen Allen, VA 23060

## FOR LEASE | NORTH RUN III

# FLEX SPACE AVAILABLE

1504 E Parham Road, Richmond, VA

## PROPERTY FEATURES

- 54,374 SF on 5.262 acres
- Two Suites Available: 4,460 SF and 12,284 SF
- 13'8 - 15'4 ceiling height to deck
- Recent landscaping improvements completed and new signage package available for increased visibility
- 3.3 parking spaces per every 1,000 SF
- Zoned O-S
- Drive-in loading
- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295 & I-64

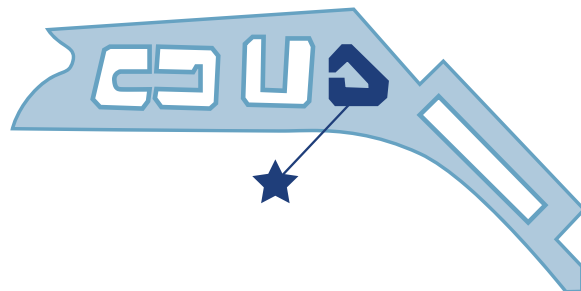
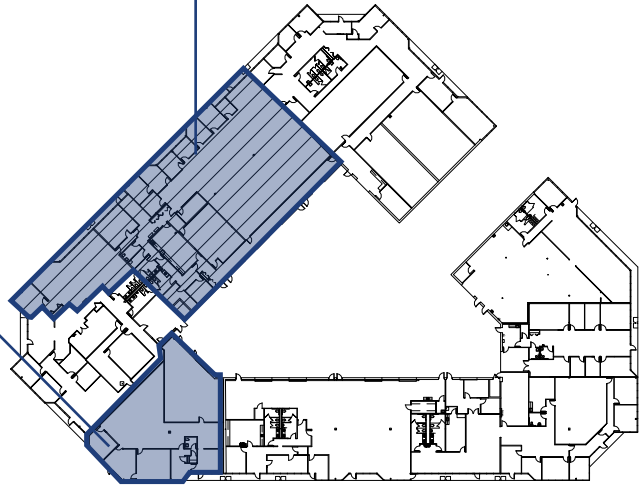
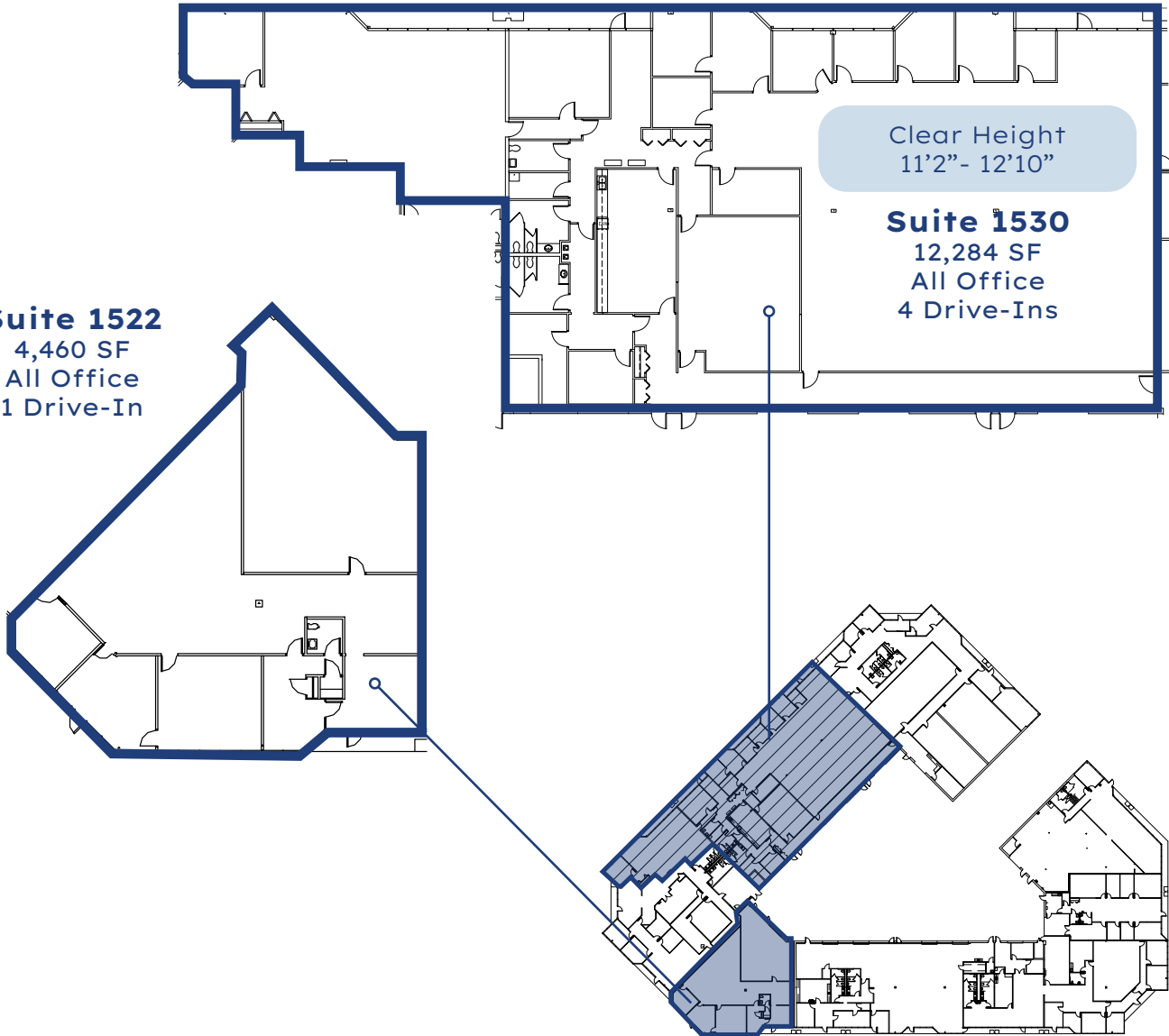
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## FLOOR PLAN

**Suite 1522**  
4,460 SF  
All Office  
1 Drive-In

Clear Height  
11'2" - 12'10"

**Suite 1530**  
12,284 SF  
All Office  
4 Drive-Ins



# FOR LEASE | NORTH RUN III AREA MAP



**NORTH RUN**



  
Reynolds  
COMMUNITY COLLEGE


  
BANK OF AMERICA





## CONVENIENT LOCATION

- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295, & I-64

## TRANSPORTATION

  
**Richmond International Airport**  
(27 min drive, 17 miles)

  
**Virginia Port Authority**  
(25 min drive, 15.3 miles)

  
**Transflo**  
(11 min drive, 6.4 miles)

**NORTH RUN**

# FOR LEASE | NORTH RUN III

## DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2028 Population Projection	26,983	171,317	588,103
Annual Growth (2023-2028)	0.2%	0.2%	0.2%
Median Age	40.6	40.2	38.5

Source: CoStar

	2 Miles	5 Miles	10 Miles
Density (Population per square mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Year Forecast)	6,290	65,824	176,780
Percent Forecast (5 Year Forecast/ Current Year)	4.42%	4.27%	4.02%
Median Age	42	41	40
Median Household Income	\$75,360	\$71,076	\$81,646
Average Household Income	\$104,565	\$93,356	\$103,315
Households	2,700	26,976	72,830

Source: LandVision

