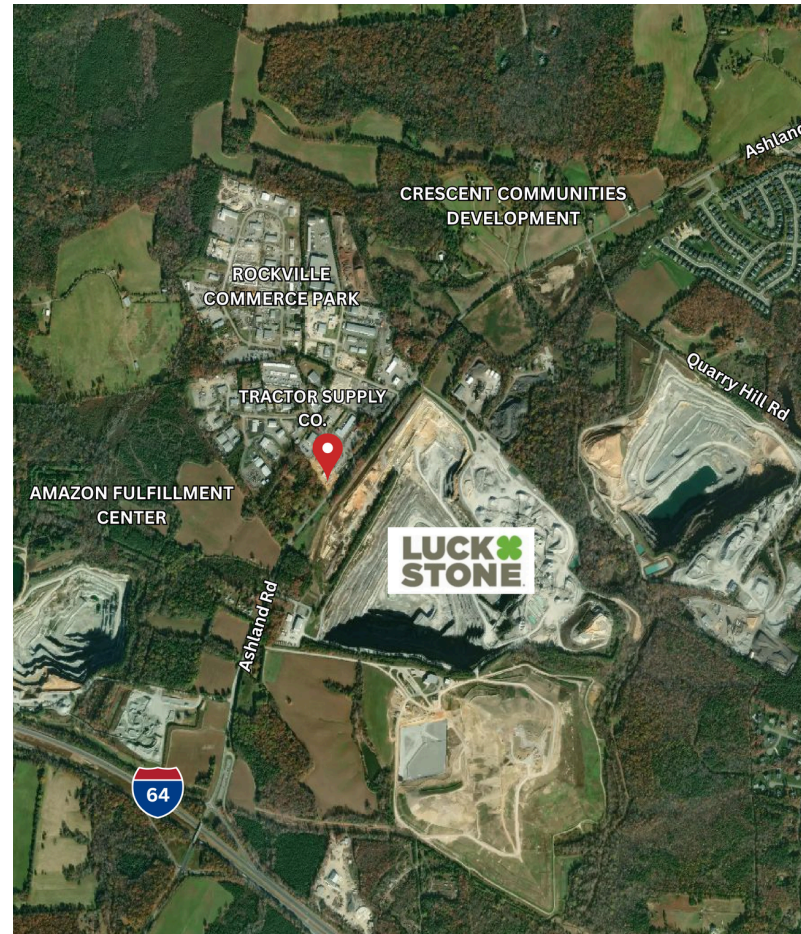




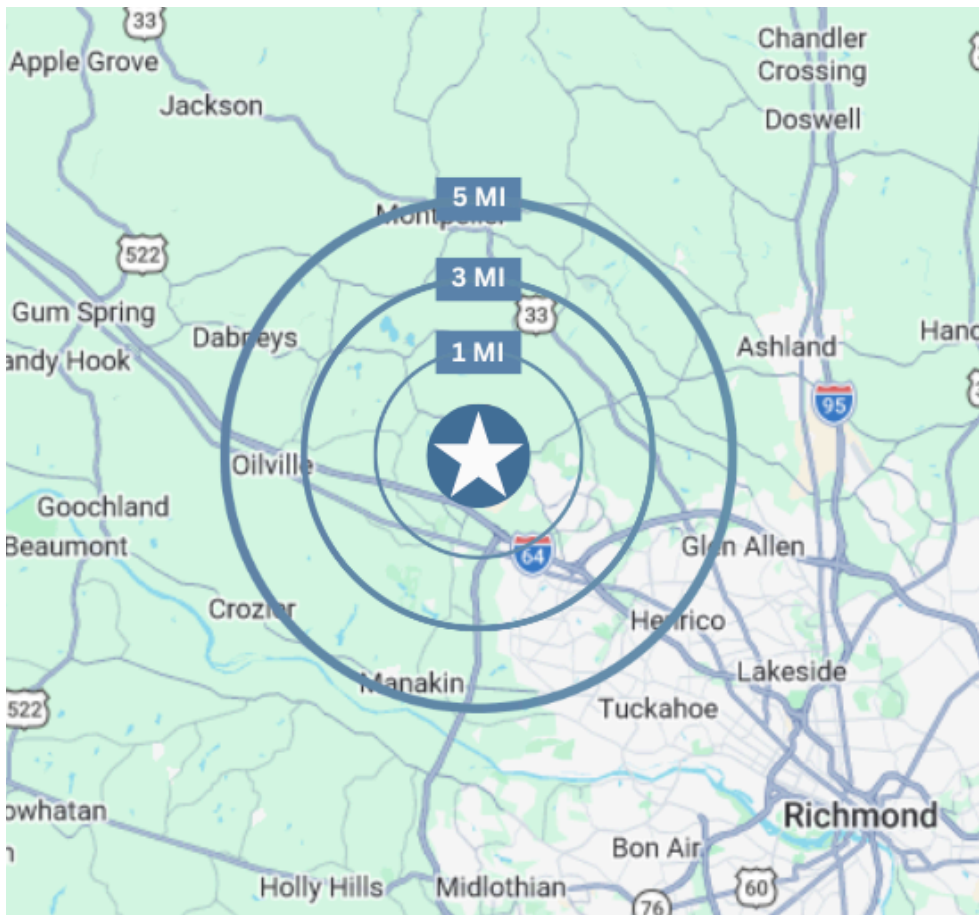
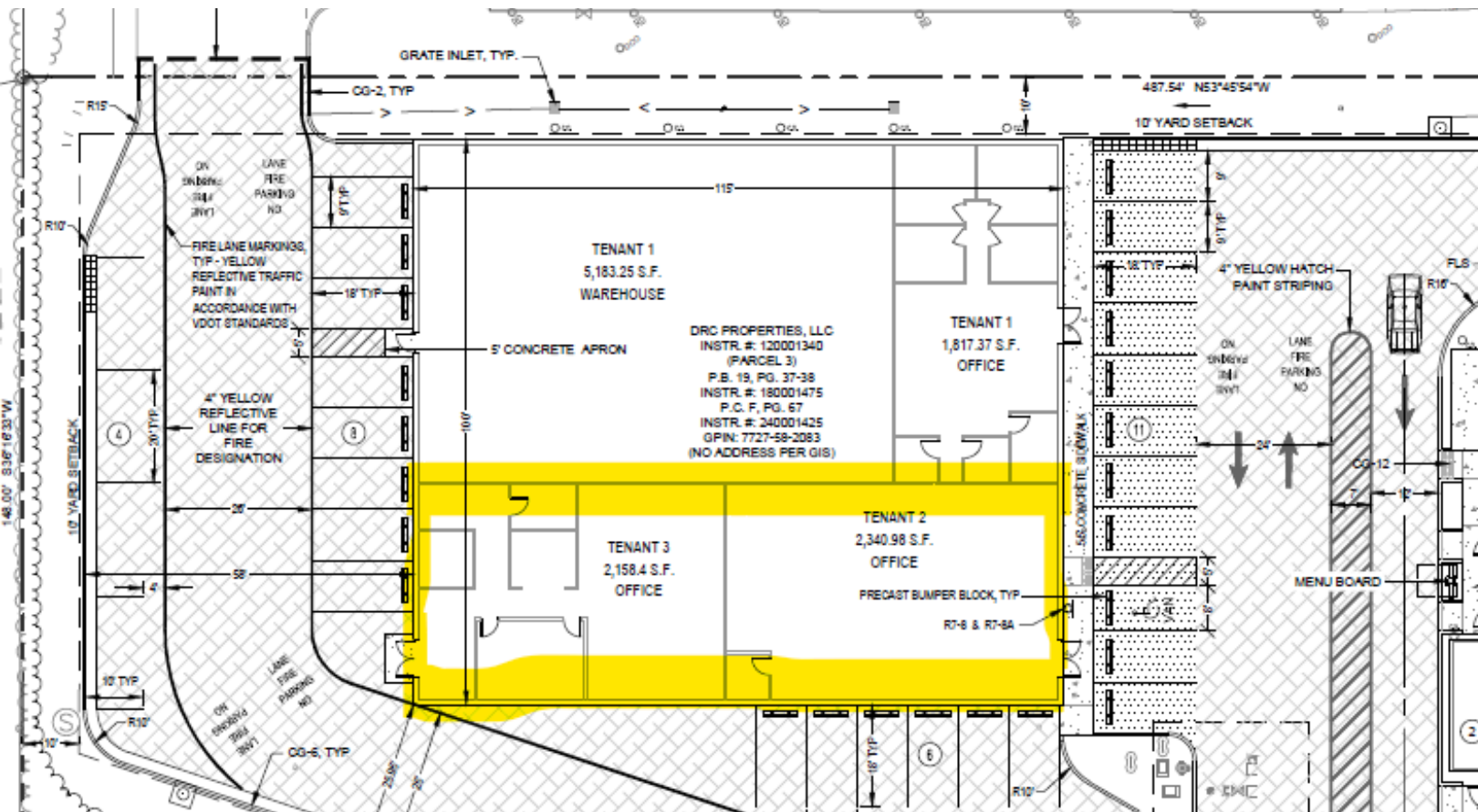
- ±11,500 SF flex building
  - ±2,158 - 4,499 SF
- Build-to-suit - potential for delivery door & warehousing space
- Zoned M-2
- August 2026 delivery
- Located within Rockville Commerce Park
- Off Exit 173 on Ashland Road in Goochland County
- Close proximity to Short Pump



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## AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	111	15,537	58,258
HOUSEHOLDS	46	5,747	21,034
AVERAGE HOUSEHOLD INCOME	\$120,744	\$186,529	\$179,471

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