

AVAILABLE

8827 Staples Mill Rd

8827 Staples Mill Rd., Richmond, VA 23228



Exclusive Agents:

Clifford B. Porter, CCIM, SIOR
804.521.1442
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Wilson M. Flohr
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4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
804.353.7994
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- ~25,679 SF +/- Office
- Includes ~ 5,570 SF +/- whse
- 1.288 Acres
- 1 - Dock
- Zoned M-1
- Elevator
- Fully Conditioned
- Lease: \$9.75/SF NNN
- Sale: \$1,950,000



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Office Building For Sale/Lease



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Price:	\$9.75/SF NNN
Lot Size:	1.28 Acres
Year Built:	1975
Building Size:	25679 SF
Renovated:	2008
Zoning:	M-1
Market:	NWQ
Submarket:	StaplesM



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,274	31,161	78,565
Total Population:	7,793	71,546	183,389
Average HH Income:	\$52,948	\$60,928	\$73,292

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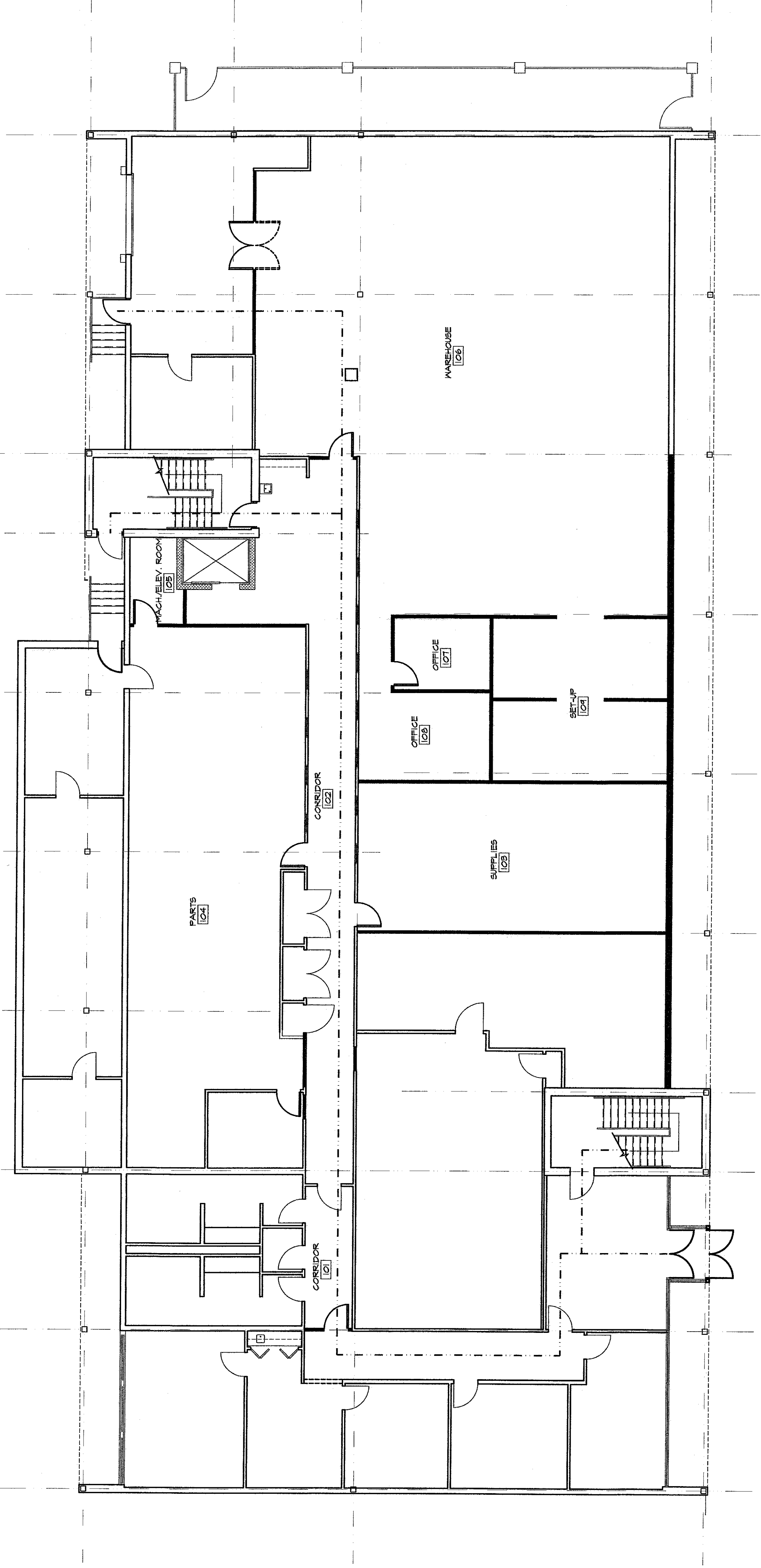
COBB TECHNOLOGIES
8827 STAPLES MILL ROAD
RICHMOND, VA

10962 RICHARDSON ROAD
SUITE J
ASHLAND, VIRGINIA 23005
804-550-3098
FAX 804-550-1217

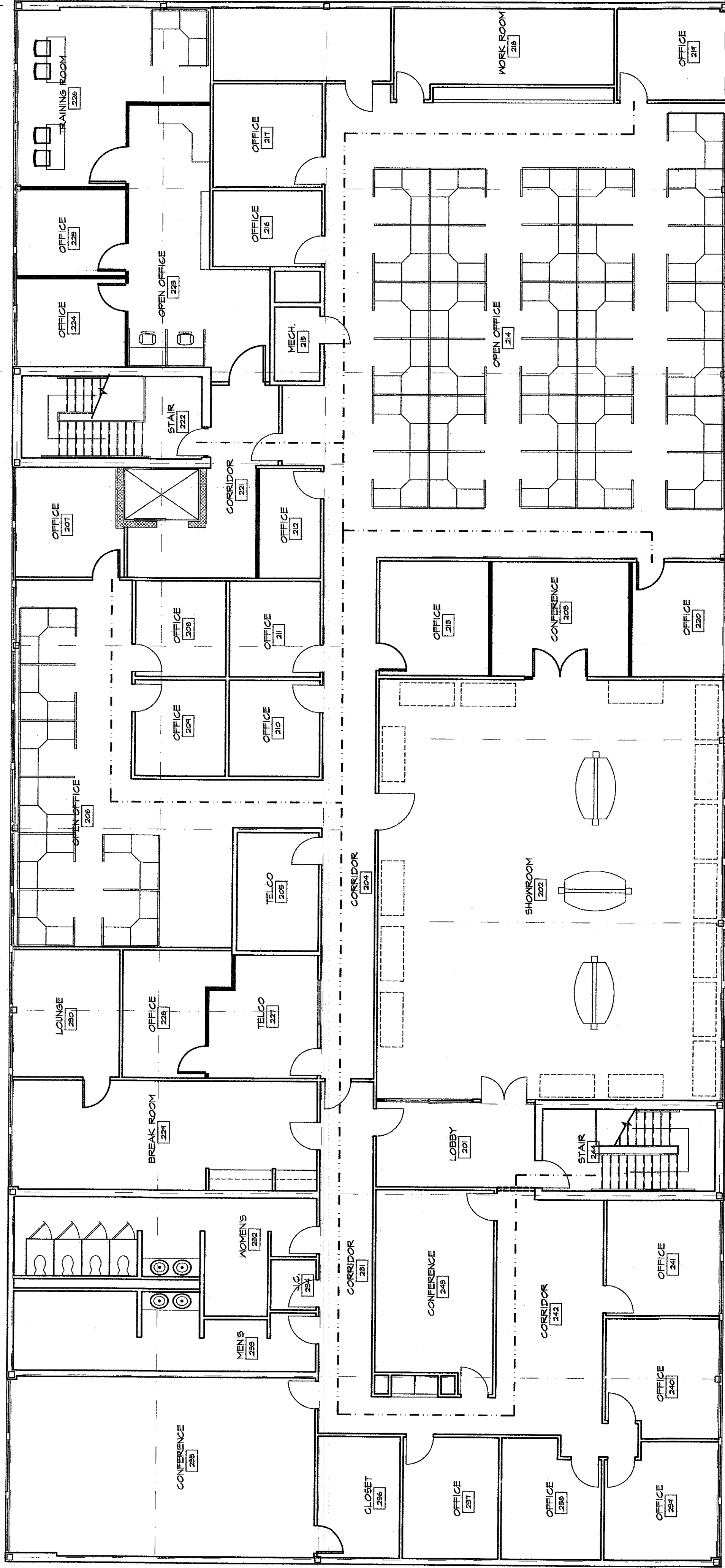


DATE	10-15-08
REV.	
SCALE	AS NOTED
SHEET	

FT: ARCHITECTURAL PLANS



1 EGRESS PLAN - FIRST FLOOR

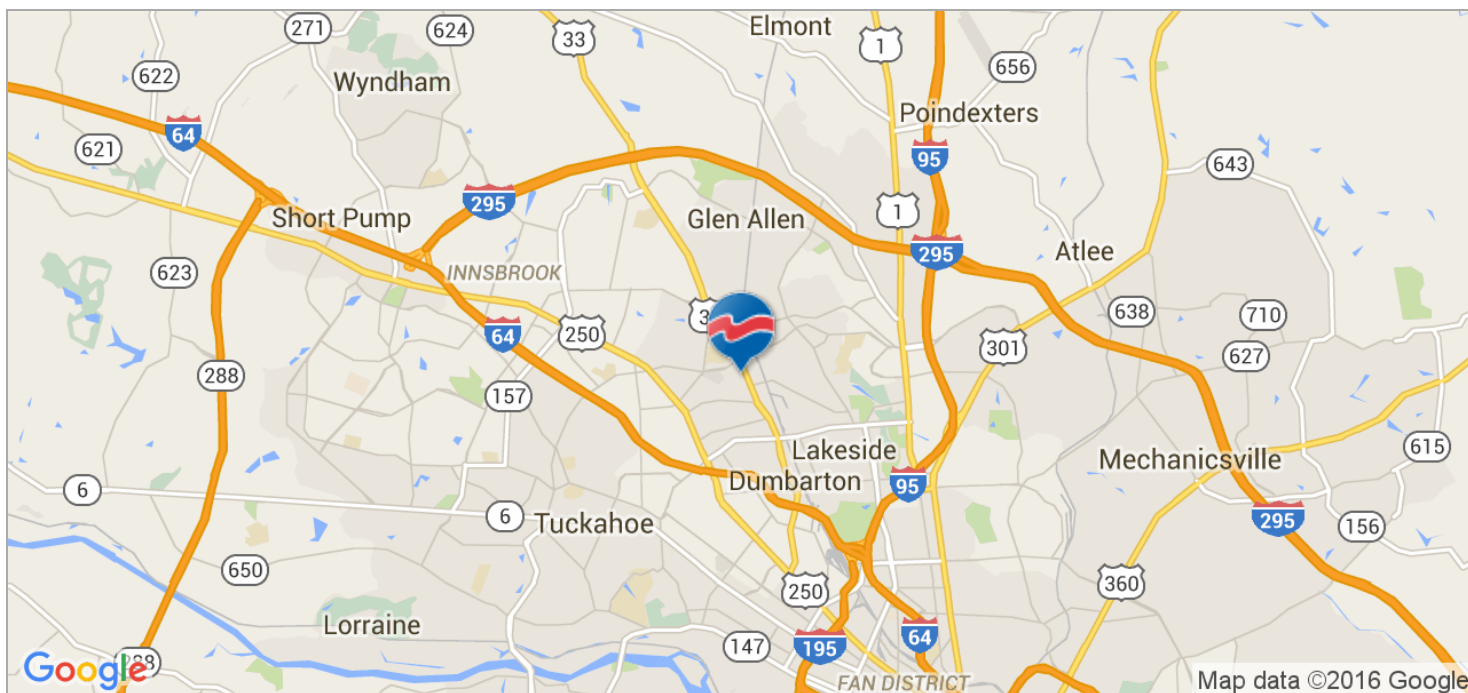
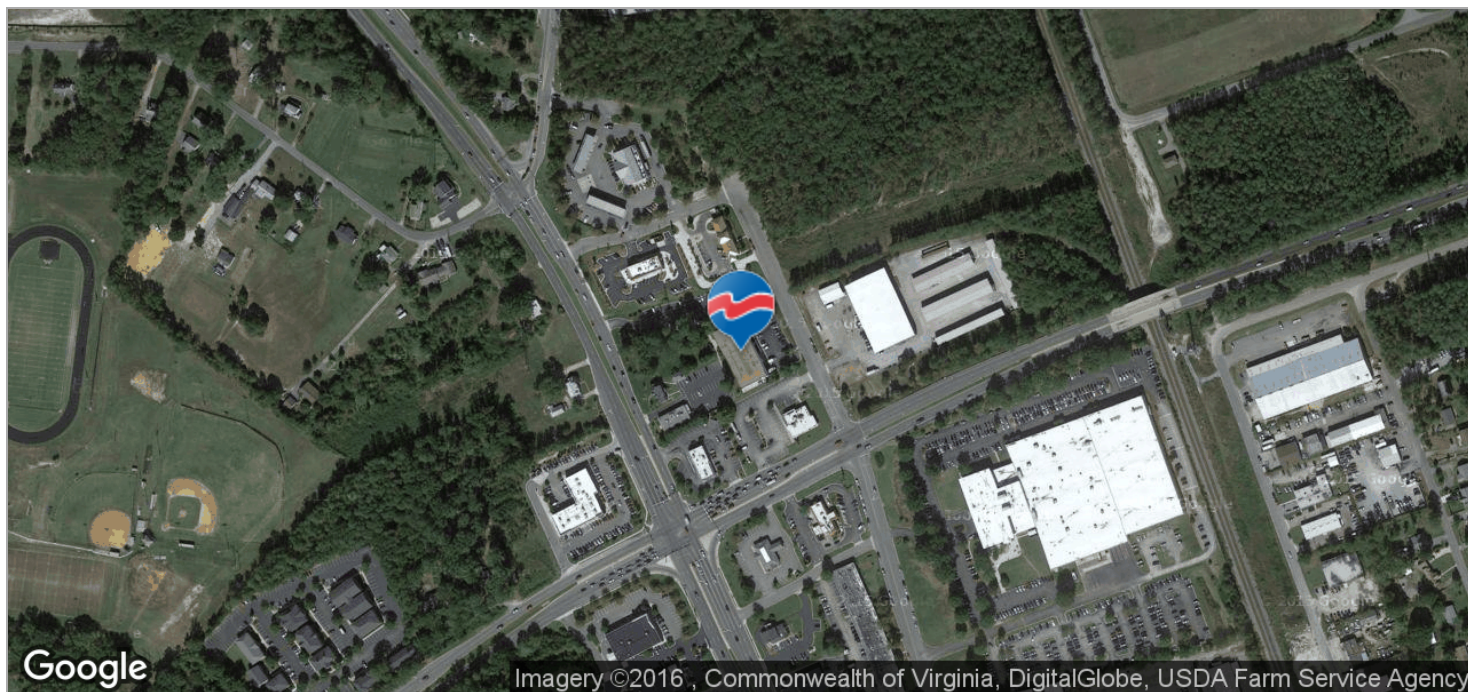


2 EGRESS PLAN - SECOND FLOOR

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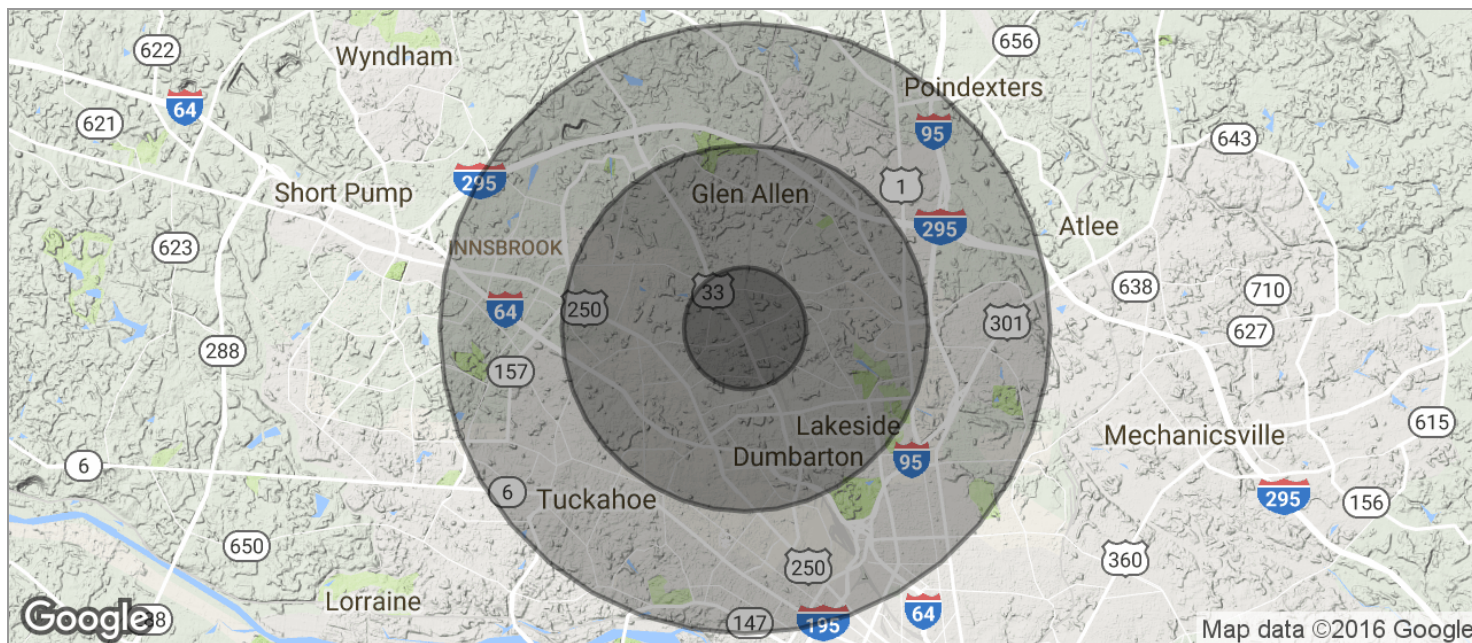


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,793	71,546	183,389
MEDIAN AGE	36.0	37.4	37.9
MEDIAN AGE (MALE)	33.0	35.6	36.0
MEDIAN AGE (FEMALE)	37.5	39.3	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,274	31,161	78,565
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$52,948	\$60,928	\$73,292
AVERAGE HOUSE VALUE	\$208,933	\$201,885	\$270,798

* Demographic data derived from 2010 US Census

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