

FOR SUBLEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



6,374 SF OFFICE BUILDING

3314 N. PARHAM RD
RICHMOND, VA 23294

FOR MORE INFORMATION, PLEASE CONTACT:

NATHAN SHOR
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NSHOR@SLNUSBAUM.COM

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$2,000.00/ MO (NNN)
Building Size:	6,374 SF
Available SF:	2,300 SF
Lot Size:	0.606 Acres
Zoning:	O-2

PROPERTY OVERVIEW

6,374 SF Office Building
Less than one mile to I-64
Six month lease then month-to-month

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

AREA RETAIL

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AREA RETAIL | 3

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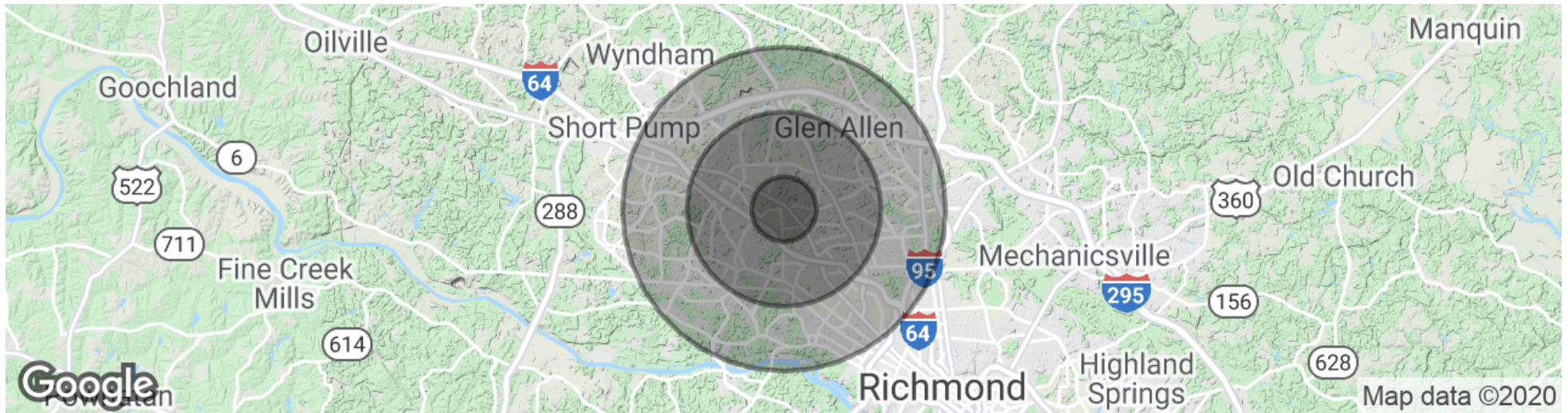
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DEMOGRAPHICS MAP & REPORT



3314 N. PARHAM RD, RICHMOND, VA 23294



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,891	95,068	204,700

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,237	3,722	83,746
Average HH Income	\$64,608	\$83,538	\$106,109

* Based on 2019 ESRI data

TRAFFIC COUNT	VPD
Parham Road	27,000
West Broad Street	43,000

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CONTACT ME

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