

8931 Patterson Avenue

Henrico County, VA 23229

4,656 SF Retail/Office Space Available For Lease



BUILDING RENOVATIONS UNDER WAY

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

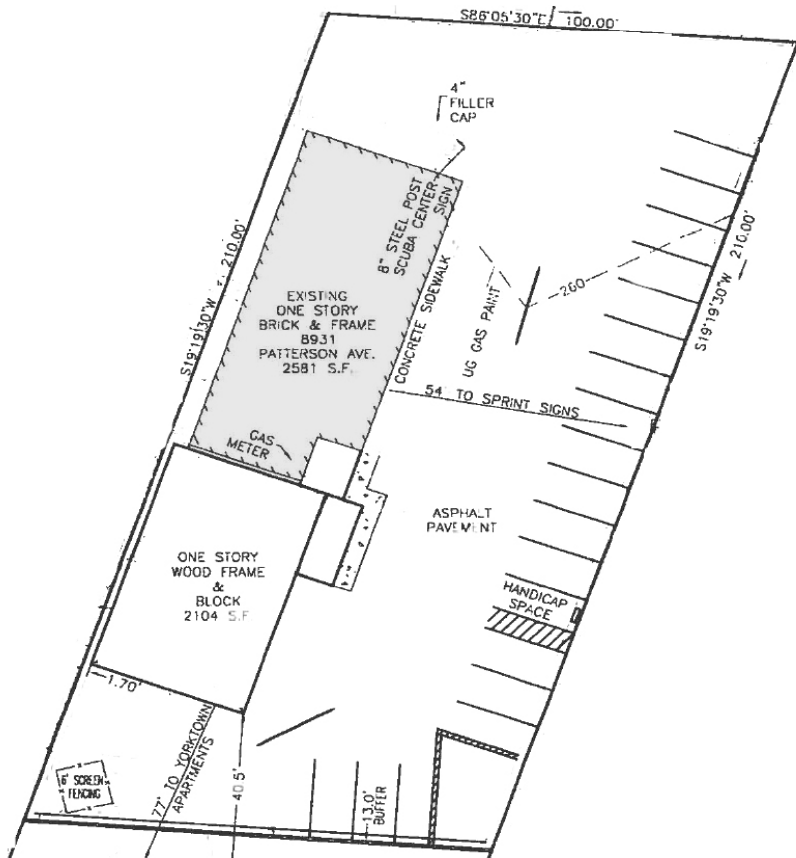


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8931 Patterson Avenue

Property Highlights



- 4,656 SF BUILDING FOR LEASE FOR RETAIL OR OFFICE USERS
- Building Interior currently being renovated
- Located near intersection of Gayton Road & Patterson Ave.
- Roof replaced in 2023
- Excellent visibility
- Pylon signage
- Zoned B-1



21,000
VPD - Patterson Ave.

24,000
VPD - N. Parham Rd.



75,798
POPULATION

\$143,851
AVERAGE
INCOME

28,975
EMPLOYEES

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	12,917	75,798	198,313
Households	5,233	30,409	80,288
Avg. Household Income	\$124,002	\$143,851	\$142,991
Employees	4,706	28,975	131,939



For more information, please contact:

Jim Ashby | jim.ashby@thalhimer.com | 804 697 3455



Thalhimer Center
 1100 W. Broad Street
 Glen Allen, VA 23060
thalhimer.com

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