

# 5237 Wilkinson Road

Richmond, Virginia 23227



For Sale | Retail | Freestanding Daycare Facility

7,283 SF Building



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Thalhimer Center  
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# PROPERTY OVERVIEW



## FEATURES

- Freestanding Daycare Building
- Property Located in Henrico County Enterprise Zone
- Adjacent to Amazon Distribution facility
- Near Richmond Raceway
- Owner/Occupant opportunity
- Redevelopment opportunity
- Roof replaced in 2017
- HVAC replaced in 2019

FLOORS

One

ZONING

B-3

PARKING

20 surface spaces (2.4/1000 SF)

TRAFFIC COUNTS

6,500 VPD - Wilkinson Road  
15,000 VPD - Azalea Avenue

## BUILDING HIGHLIGHTS

7,283  
TOTAL SF

0.57  
ACRES

1977  
BUILT

## DEMOGRAPHICS

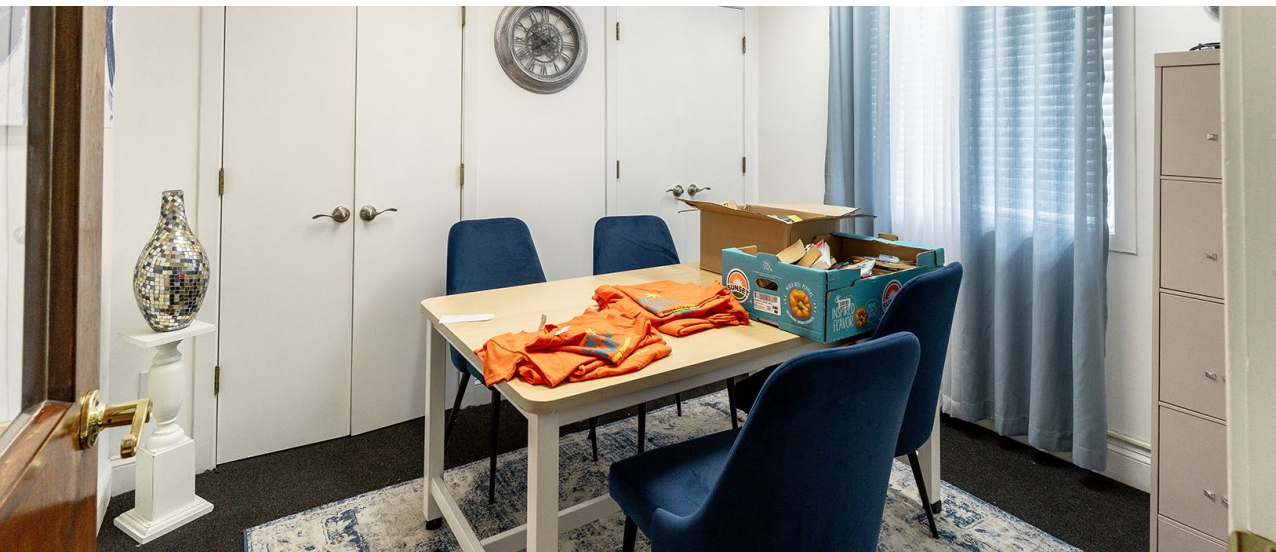
	1 MILE	3 MILES	5 MILES
Population	4,998	62,068	220,663
Average Household Income	\$68,743	\$86,495	\$90,897
Daytime Population	3,559	55,020	305,454







5237 WILKINSON RD.





# AERIAL OVERVIEW

5237 WILKINSON RD.





REAR



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