

BUILD TO SUIT
4731 EUBANK ROAD
RICHMOND, VA

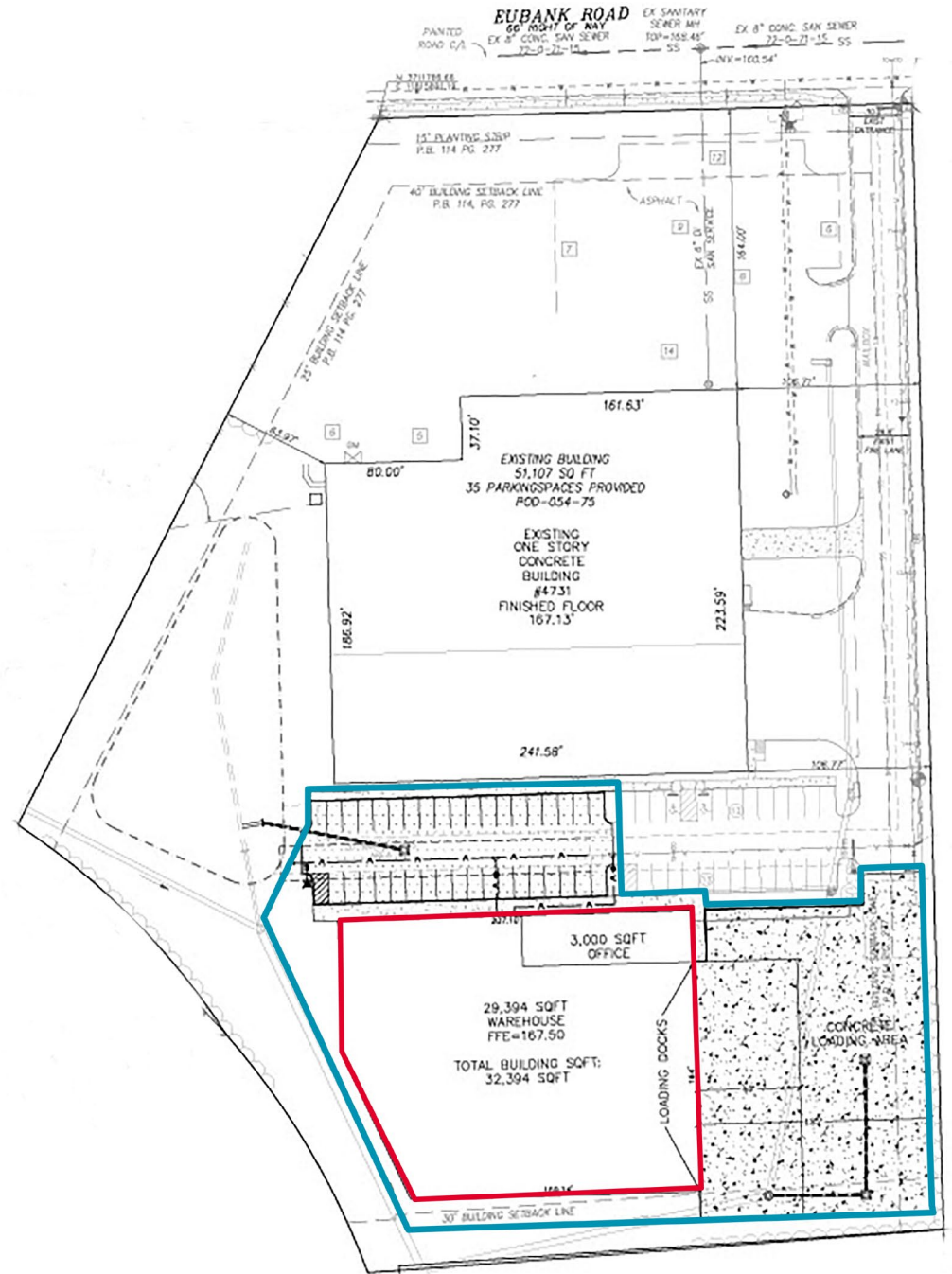


THALHIMER

BUILD TO SUIT
OPPORTUNITY

PROPERTY HIGHLIGHTS

- **BUILD TO SUIT AT TENANT'S SPECIFICATIONS**
- 32,394 SF
- Up to seven (7) dock high doors
- Drive-in loading
- ESFR fire suppression
- Ceiling height - tenant specific
- Office area - tenant specific
- 22,000 VPD
- Zoned M2-C



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,989	43,945	113,214
Households	1,240	17,793	49,375
Avg. Household Income	\$70,546	\$72,827	\$81,721
Daytime Population	7,629	42,748	131,330



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