

# INDUSTRIAL/FLEX SPACE FOR LEASE

2940 CLINCH STREET- UNIT H

Richlands, VA 24641



## PROPERTY DESCRIPTION

Unit H at 2940 Clinch St in Richlands, VA offers over 18,000 square feet of versatile space, perfect for industrial, flex, or retail purposes. Featuring a spacious layout with two offices, restrooms, and loading docks, it's ideal for businesses like warehouses, workshops, or fabrication shops. Located adjacent to Rt 460, transportation is convenient, and the owner provides generous rent abatement for customization. Don't miss this opportunity for a strategic location with essential amenities, ready for your vision.

## OFFERING SUMMARY

Lease Rate:	\$2.75 SF/yr (MG)
Available SF:	18,000 SF
Building Size:	129,433 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
Total Population	11,757	23,712	69,230
Average HH Income	\$43,274	\$42,829	\$41,318

**David Burks**  
804 366 2754



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

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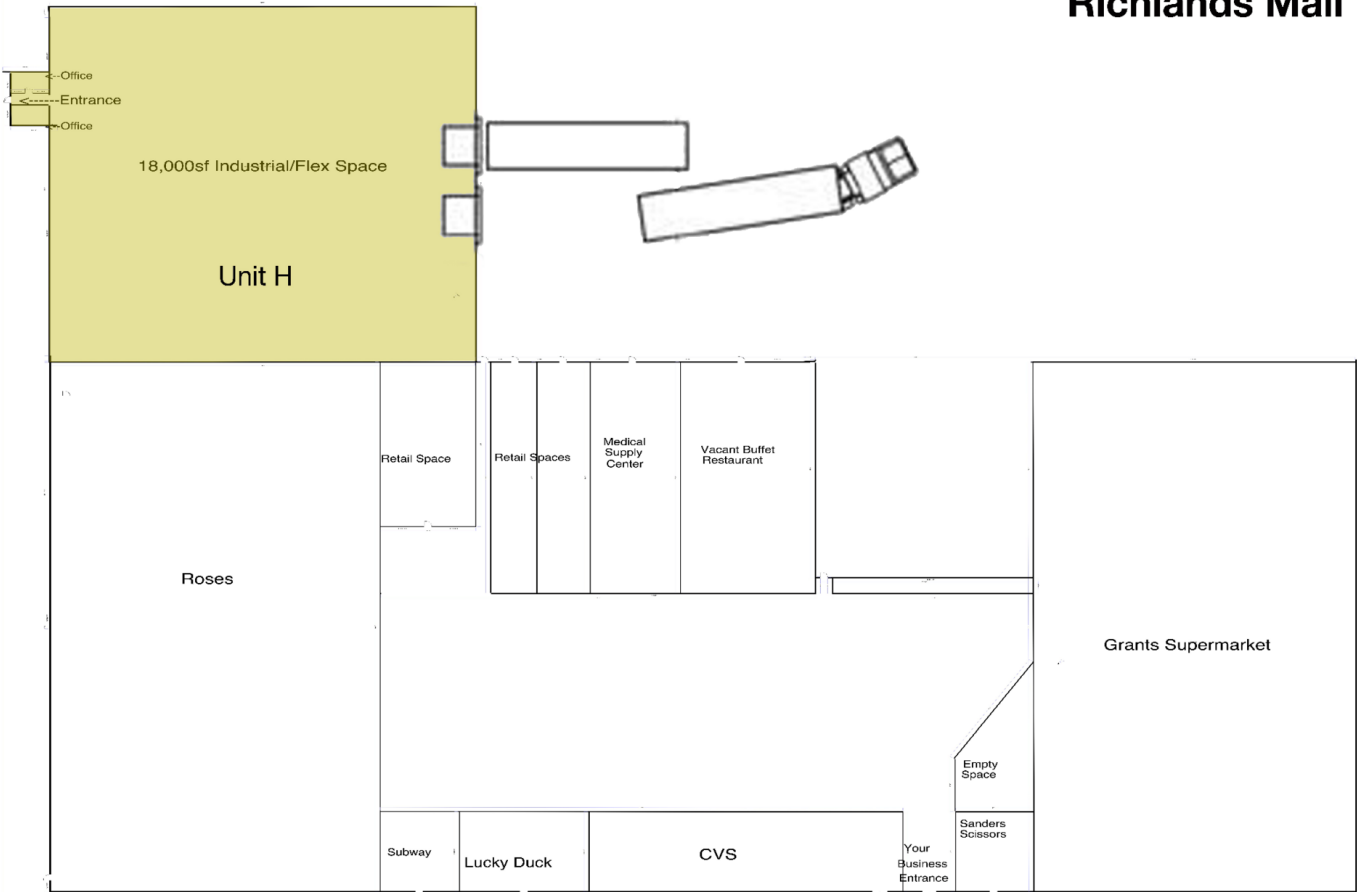
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# INDUSTRIAL FLEX SPACE FOR LEASE

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2940 Clinch Street- Unit H Richlands, VA 24641

## Richlands Mall



18,000 SF Industrial Flex Space

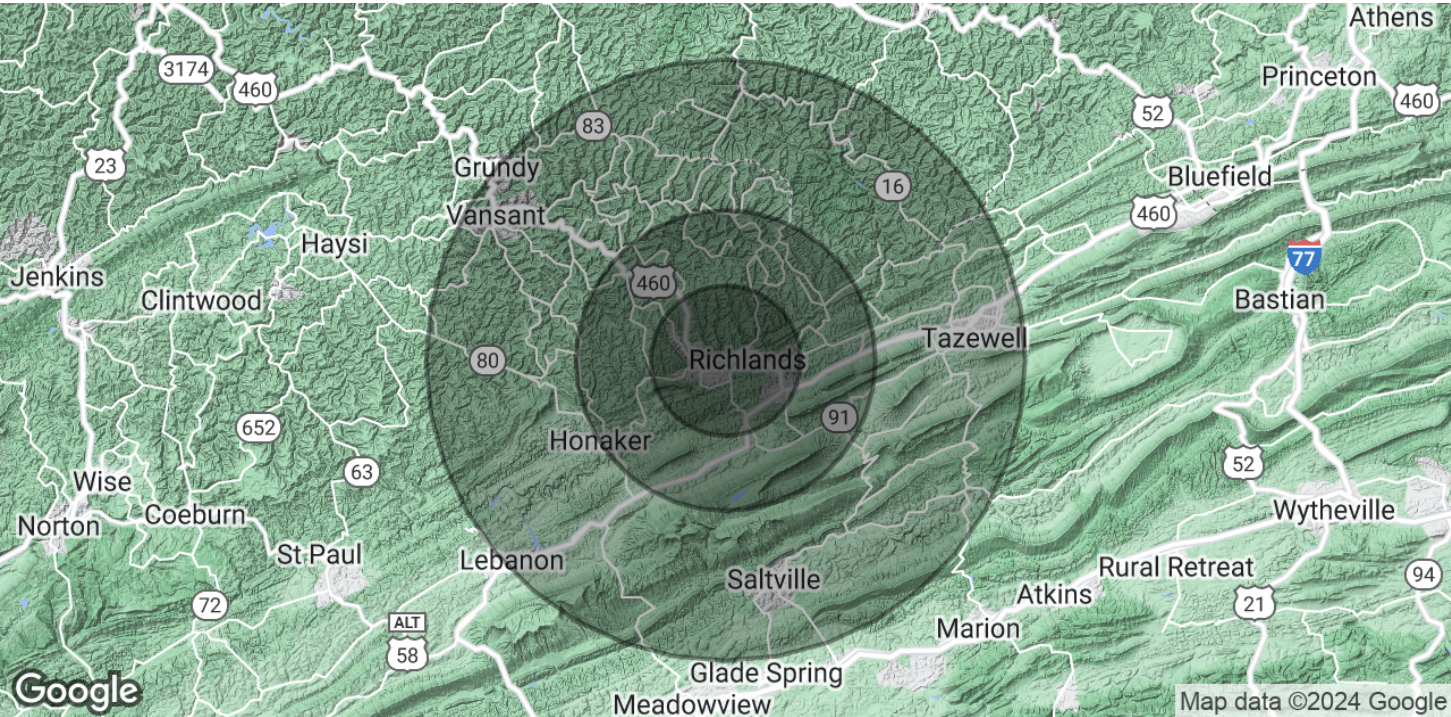
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Richlands, VA 24641



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	11,757	23,712	69,230
Average Age	44.5	45.2	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
# of Persons per HH	2	2	2
Average HH Income	\$43,274	\$42,829	\$41,318
Average House Value	\$108,233	\$108,897	\$101,846

\* Demographic data derived from 2020 ACS - US Census

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