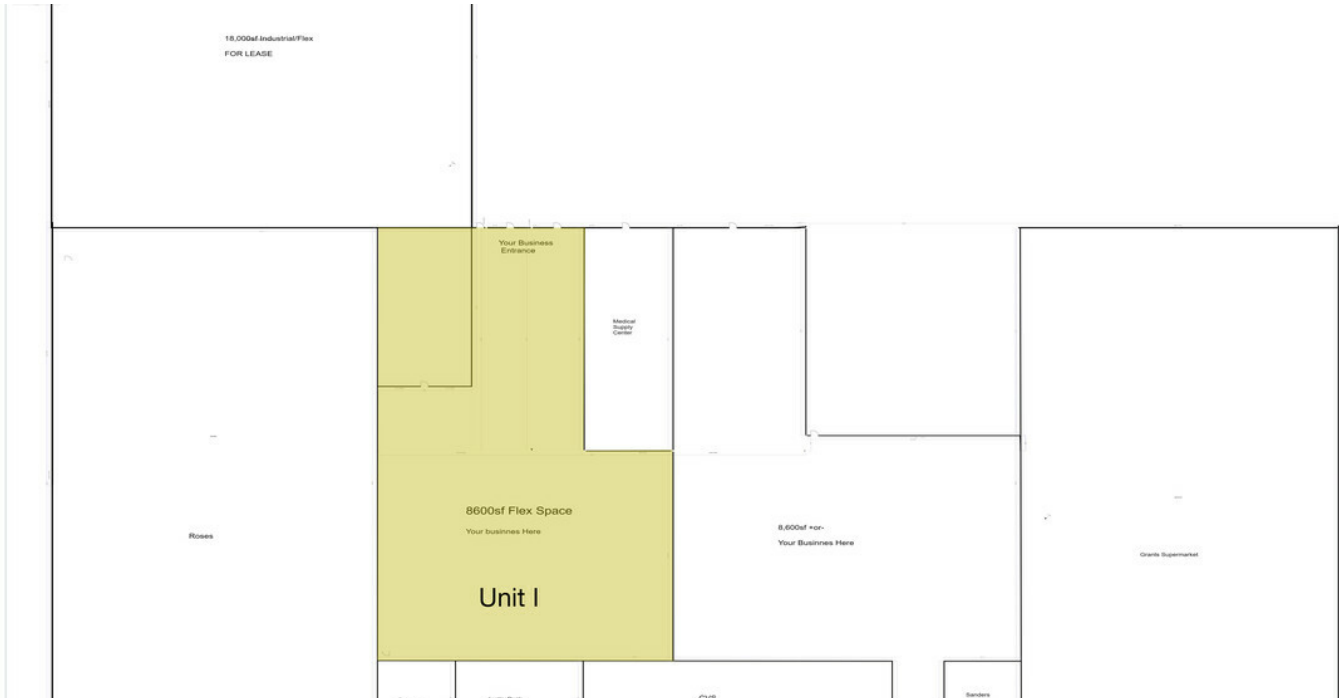


FLEX SPACE FOR LEASE

2940 CLINCH STREET UNIT I

Richlands, VA 24641



PROPERTY DESCRIPTION

Unit I at 2940 Clinch St in Richlands, VA offers approximately 8600 square feet of flexible space, perfect for a variety of business ventures. Whether you need storage, office, studio, or fitness space, and event space. Unit I can be tailored to your needs. With ample parking and easy access to Rt 460, logistics are streamlined. The owner provides significant rent abatement for customization, ensuring the space fits your requirements. Don't miss this opportunity for a versatile and accommodating business space at Unit I.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$4.25 SF/yr (MG)
Available SF:	8,600 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



FLEX SPACE FOR LEASE

2940 CLINCH STREET UNIT I

Richlands, VA 24641



David Burks
804 366 2754



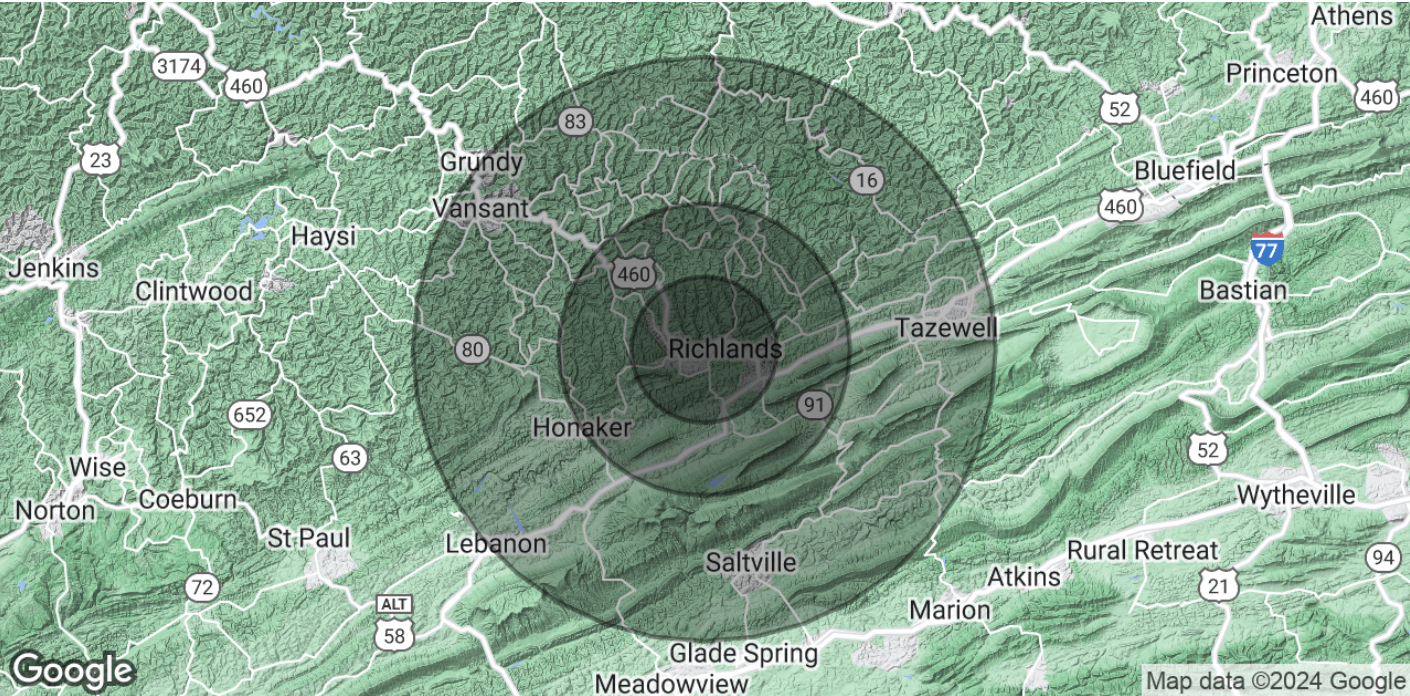
COLDWELL BANKER
COMMERCIAL
BROOKS REAL ESTATE

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FLEX SPACE FOR LEASE

2940 CLINCH STREET UNIT I

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

David Burks
804 366 2754



COLDWELL BANKER
COMMERCIAL
BROOKS REAL ESTATE

