



1701 E Parham Rd
Henrico, VA 23228

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HENRICO, VA 23228

EXCLUSIVELY PRESENTED BY:



DEJUNA ADKINS

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Owner Agent

**KELLER WILLIAMS
RICHMOND WEST**

6806 Paragon Place Suite #300
Richmond, 23230

Office: (804) 282-5901
DeJuna Adkins



Built By: www.crebuilder.com





INVESTMENT SUMMARY

A curated mix of live, work, and place spaces, the 1701 E Parham Rd offers pristine office spaces along Parham Rd. Surrounded by cultural and shopping districts, 1701 E Parham Rd offers a vibrant and convenient working setting, an easy commute away. 25 minutes from the Richmond Airport, enjoy up to 24,552 sq ft of shell or raw space across three floors.



PROPERTY SUMMARY

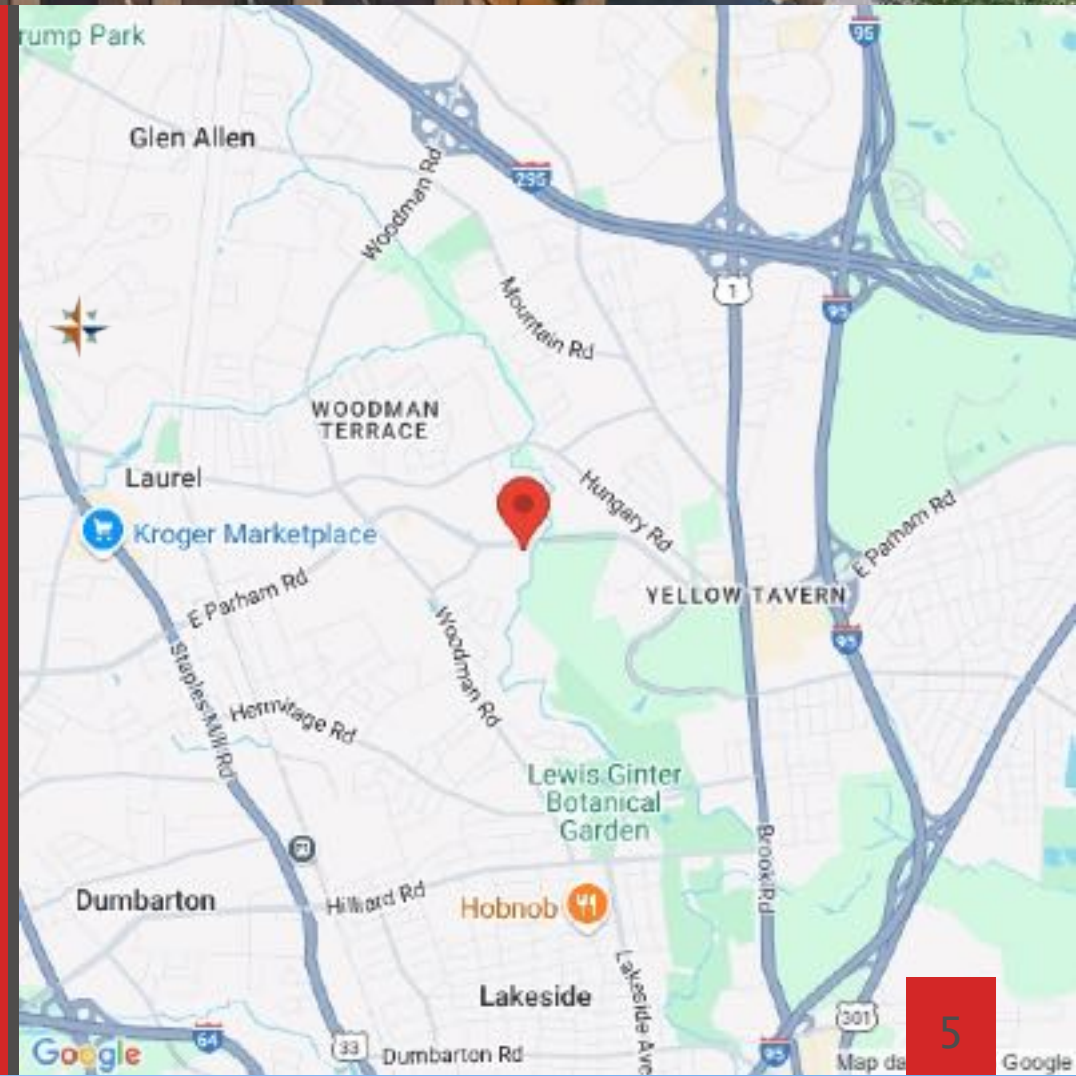
Offering Price	\$3,200,000.00
Parcel ID	778-757-8541
Building SqFt	24,552 SqFt
Year Built	1975
Lot Size (acres)	3.92
Lot Size (SF)	170,712.00 SqFt
Zoning Type	Commercial
County	Henrico
Tax Amount	\$24,363.00
Year Renovated	2015





INVESTMENT HIGHLIGHTS

- Fully built-out specialty spaces with private restrooms catering to destination tenants as well as traditional retailers.
- The space itself features ample natural light, expansive floor-to-ceiling windows, and workspaces with views of the city that will impress the best of your clients.

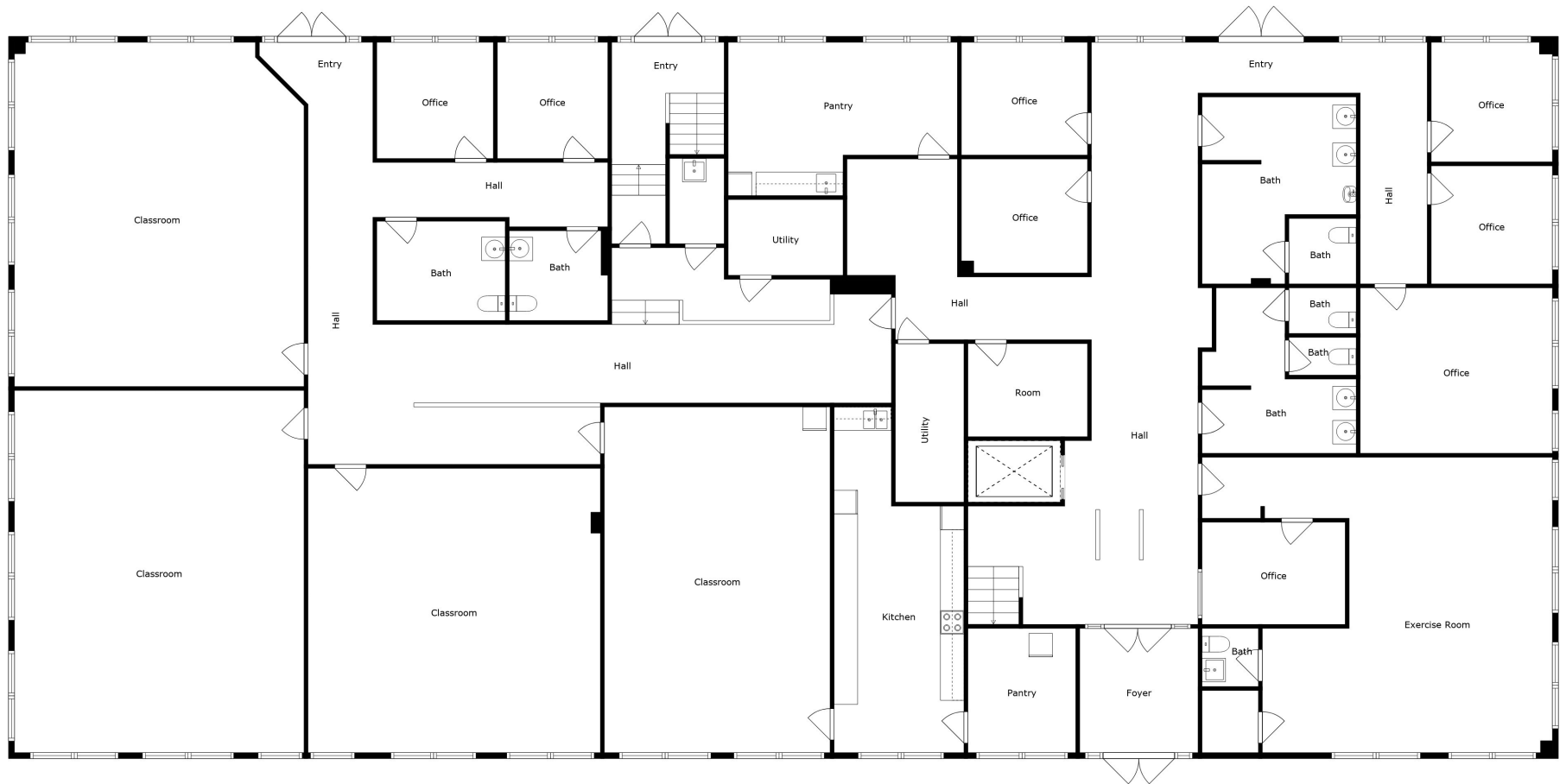




LOCATION HIGHLIGHTS

- Unmatched location in Henrico, easy access to I-95, I-295, and I-64, and just 5 mins away from transit stations.
- Residing in the heart of Henrico, this mixed-use property with a newly-renovated facade provides frontage on Parham Road in this unique mixed use office building with ample parking and high daily traffic making it a prime destination for shoppers, with plenty of restaurants and entertainment hubs nearby.





1st Floor

Floor Plans Produced By Kando Photo Are For Marketing Purposes Only. Measurements And Layout Are Deemed Reliable But Not Guaranteed. Buyer And Agent To Perform Due Diligence As Needed.





3rd Floor

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3rd Floor

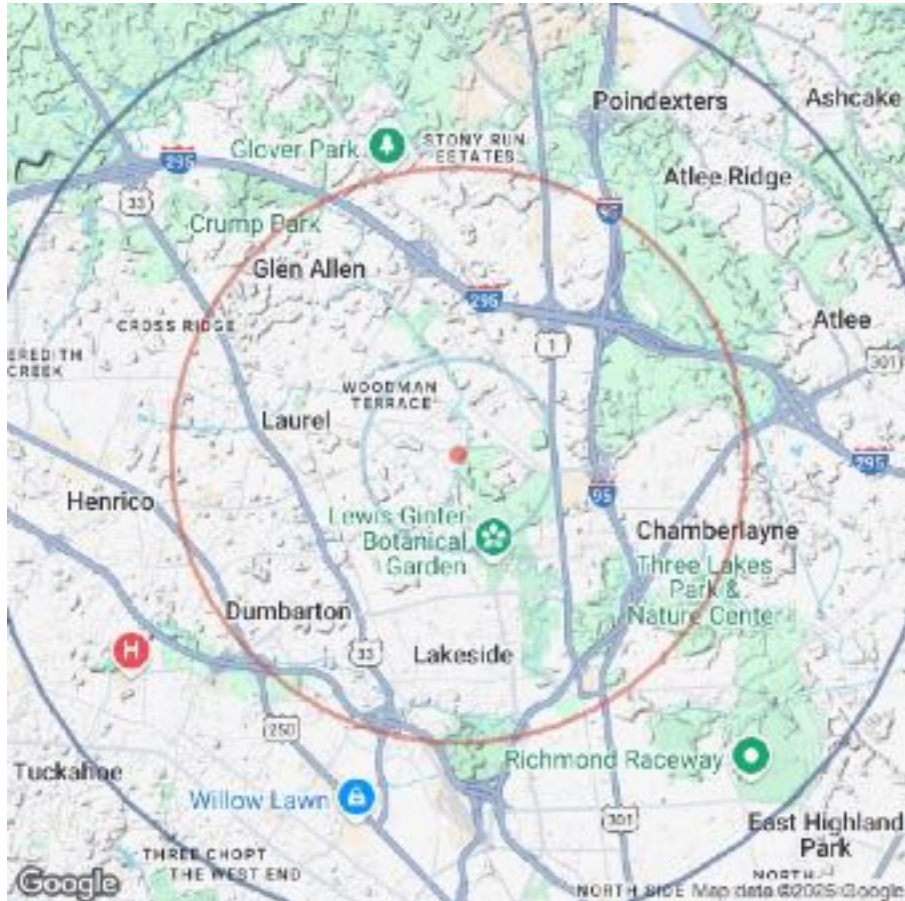
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,306	57,030	149,936
2010 Population	6,543	64,791	166,612
2025 Population	6,964	69,871	187,689
2030 Population	6,909	71,481	192,941
2025-2030 Growth Rate	-0.16 %	0.46 %	0.55 %
2025 Daytime Population	7,858	76,587	216,550

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	187	1,839	4,847
\$15000-24999	125	1,489	3,953
\$25000-34999	198	1,880	4,303
\$35000-49999	317	3,362	7,122
\$50000-74999	507	5,909	14,166
\$75000-99999	460	4,395	11,073
\$100000-149999	664	5,609	15,026
\$150000-199999	240	3,037	9,235
\$200000 or greater	243	2,223	11,149
Median HH Income	\$ 80,972	\$ 76,674	\$ 86,904
Average HH Income	\$ 98,631	\$ 96,545	\$ 118,295



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,671	25,121	65,575
2010 Total Households	2,741	28,006	71,311
2025 Total Households	2,941	29,743	80,875
2030 Total Households	2,927	30,507	83,976
2025 Average Household Size	2.34	2.29	2.28
2025 Owner Occupied Housing	2,138	18,072	48,122
2030 Owner Occupied Housing	2,162	18,519	49,426
2025 Renter Occupied Housing	803	11,671	32,753
2030 Renter Occupied Housing	765	11,989	34,550
2025 Vacant Housing	83	2,015	5,933
2025 Total Housing	3,024	31,758	86,808

CITY OF HENRICO

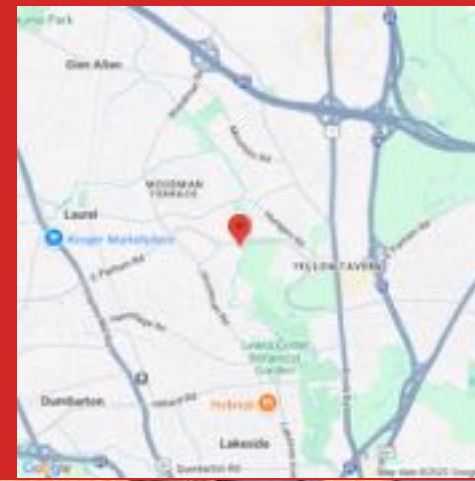
AREA

POPULATION



ABOUT HENRICO

Henrico is the name used by the U.S. Postal Service for several ZIP code areas in unincorporated parts of Henrico County, Virginia, United States, surrounding the city of Richmond. "Other acceptable cities" listed by the USPS for parts of Henrico are Richmond, Highland Springs, Regency, and Ridge, whereas Millers, Montrose, Montrose Heights, Staples Mill, Tuckahoe, Varina, and Westbury are alternate names for portions of Henrico that are not recommended for use in mailing addresses. Henrico is identified in the National Register of Histori...





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KELLER WILLIAMS RICHMOND WEST ADVISOR FOR MORE DETAILS.

This listing is an Owner Agent.

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