

Former Fresenius for Sublease

23758 Riverside Drive | Grundy, VA



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For Sublease

23758 Riverside Drive
Grundy, VA

Property Specifications

SPACE AVAILABLE	2,743 SF
LEASE EXPIRES	5/31/2029
RENT	\$17 PSF



About the Property

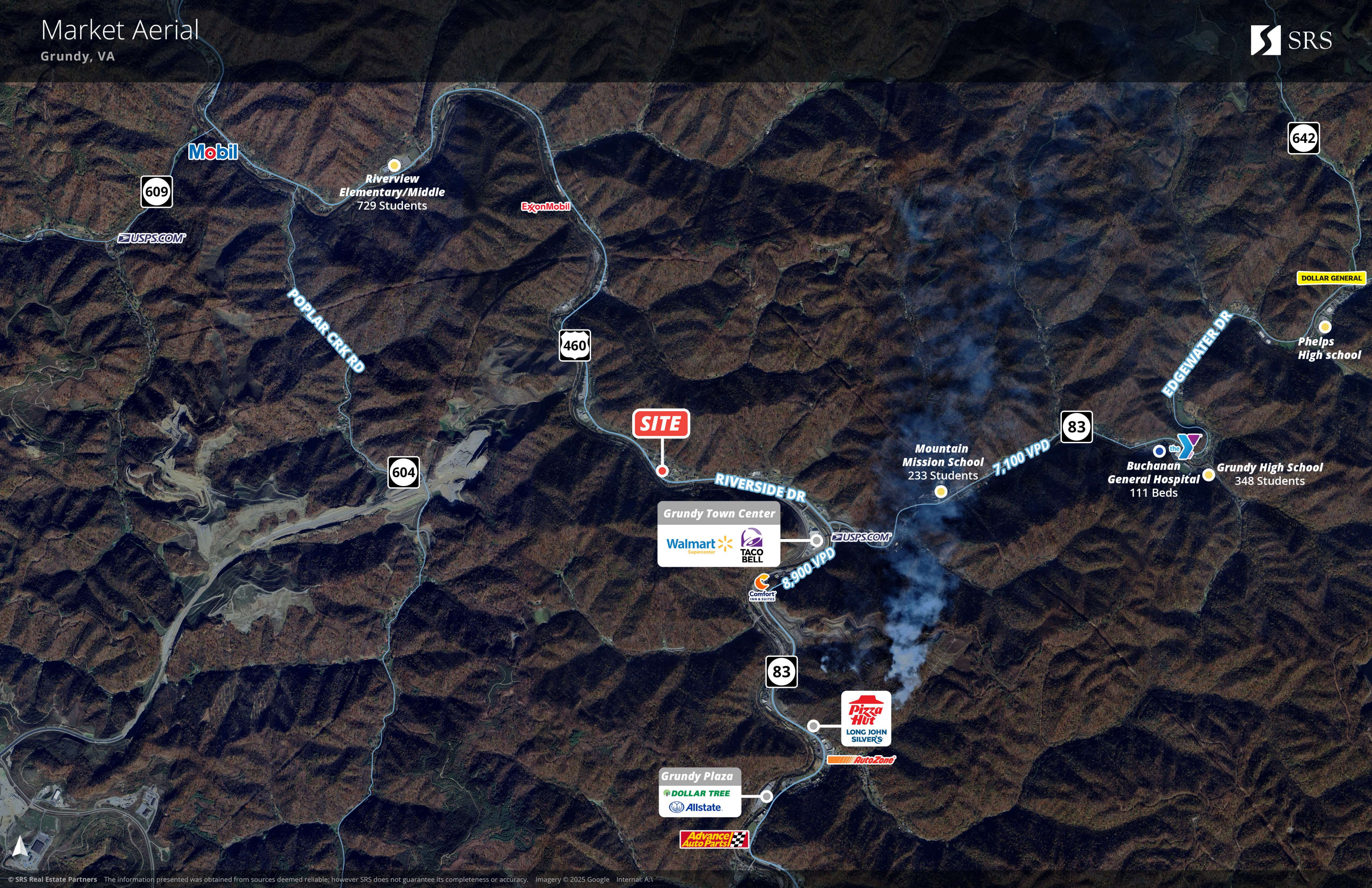
- Close proximity to the Highway
- Monument sign at main entrance
- Ample parking
- Adjacent to government center of Gundy

Join These Retailers



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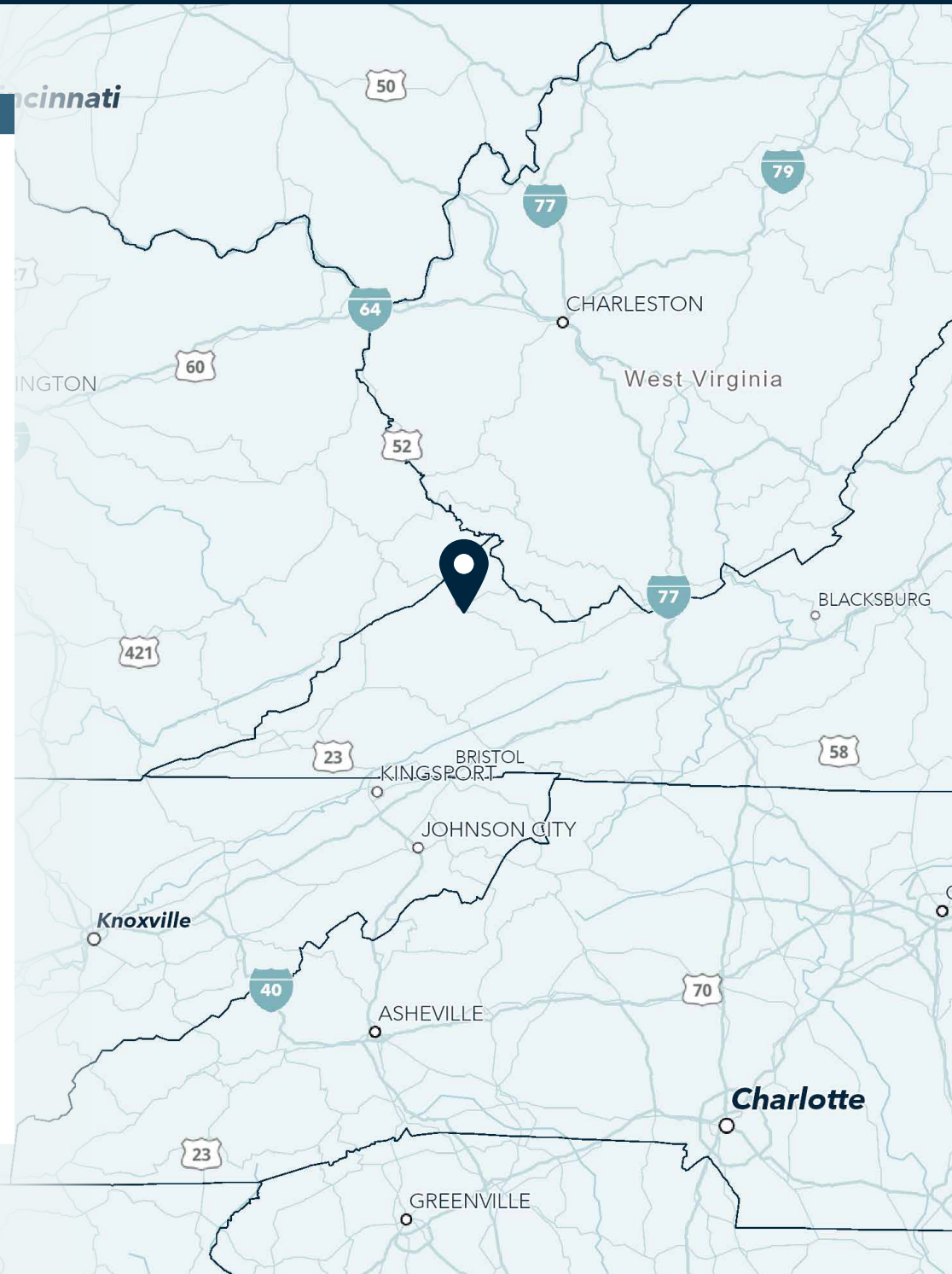
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Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	288	2,661	4,701
2030 Projected Population	261	2,341	4,117
Proj. Annual Growth 2025 to 2030	-1.95%	-2.53%	-2.62%
Daytime Population			
2025 Daytime Population	1,054	3,696	7,011
Workers	808	1,870	3,865
Residents	246	1,826	3,146
Income			
2025 Est. Average Household Income	\$54,128	\$61,987	\$59,792
2025 Est. Median Household Income	\$19,544	\$41,462	\$41,514
Households & Growth			
2025 Estimated Households	125	1,106	1,979
2030 Estimated Households	111	986	1,764
Proj. Annual Growth 2025 to 2030	-2.35%	-2.27%	-2.27%
Race & Ethnicity			
2025 Est. White	74%	90%	93%
2025 Est. Black or African American	23%	7%	4%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	2%	2%	3%
2025 Est. Hispanic (Any Race)	0%	1%	1%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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