



For Sale or Lease

601 Southlake Boulevard
Richmond, VA 23236

17,694 RSF

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Southport Industrial Park

This beautifully landscaped 2 story office building is located just off of Midlothian Turnpike at 601 Southlake Boulevard in Chesterfield County. The property sports a number of features including a lakefront deck, multiple kitchenette areas, showers, as well as a mezzanine.

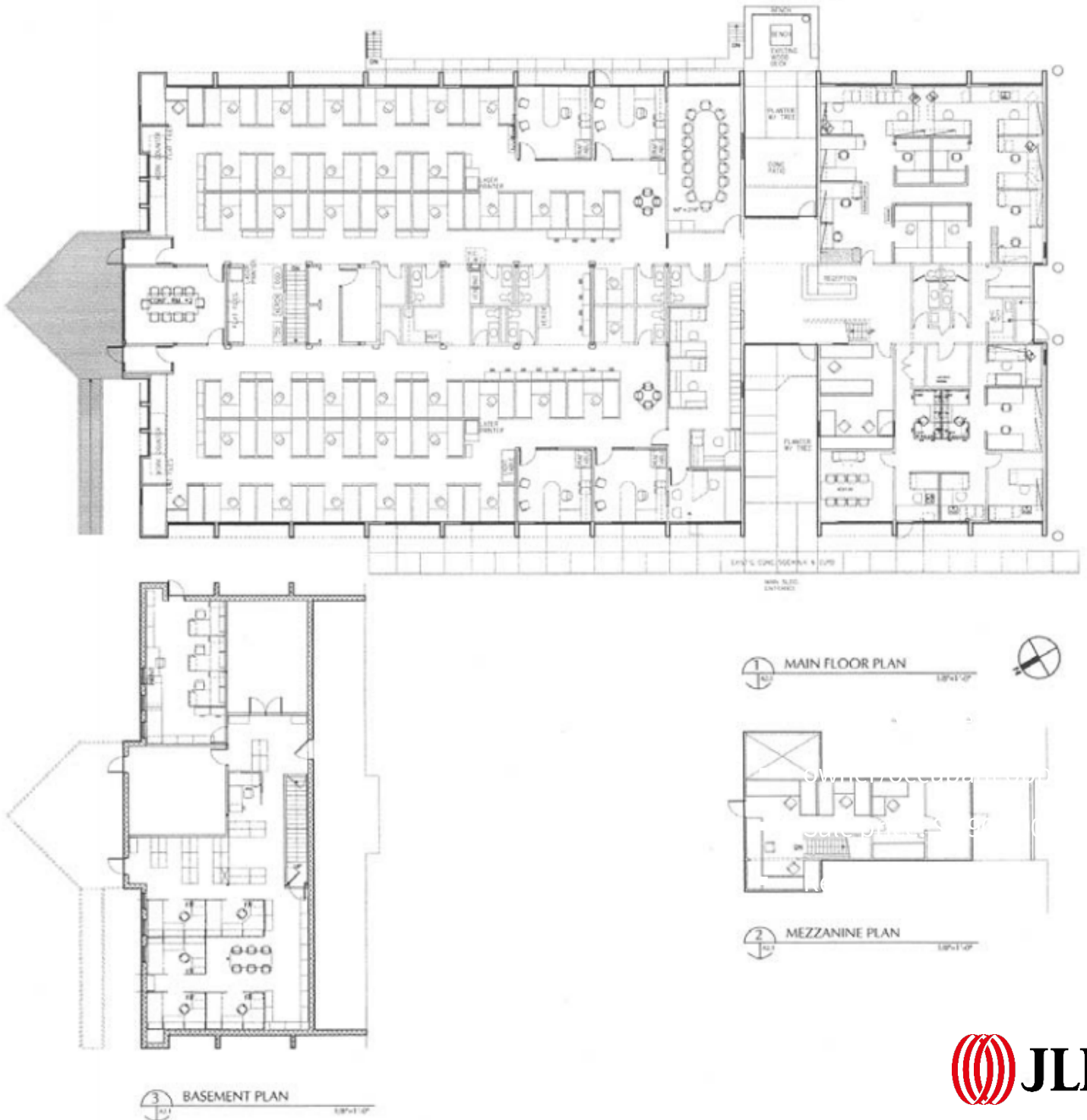


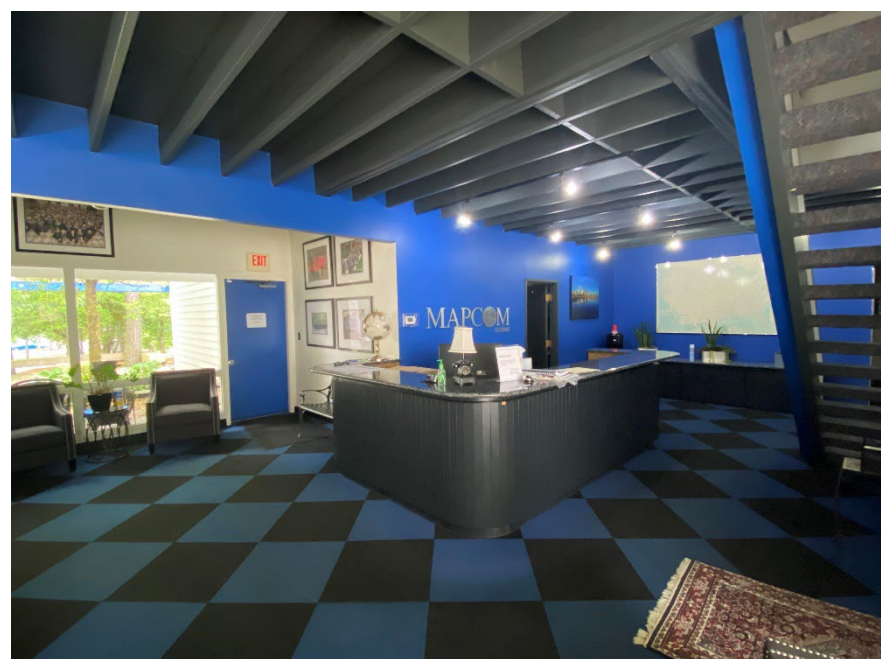
Building overview

SIZE 17,694 SF
LOT 2.06 acres
ZONING I-1
PARKING RATIO 3.67 per 1,000 SF
CLASS B
FLOORS 2 floors & mezzanine

For Sale \$1,900,000

**For Lease \$14.00/SF
Net of janitorial
& electric**

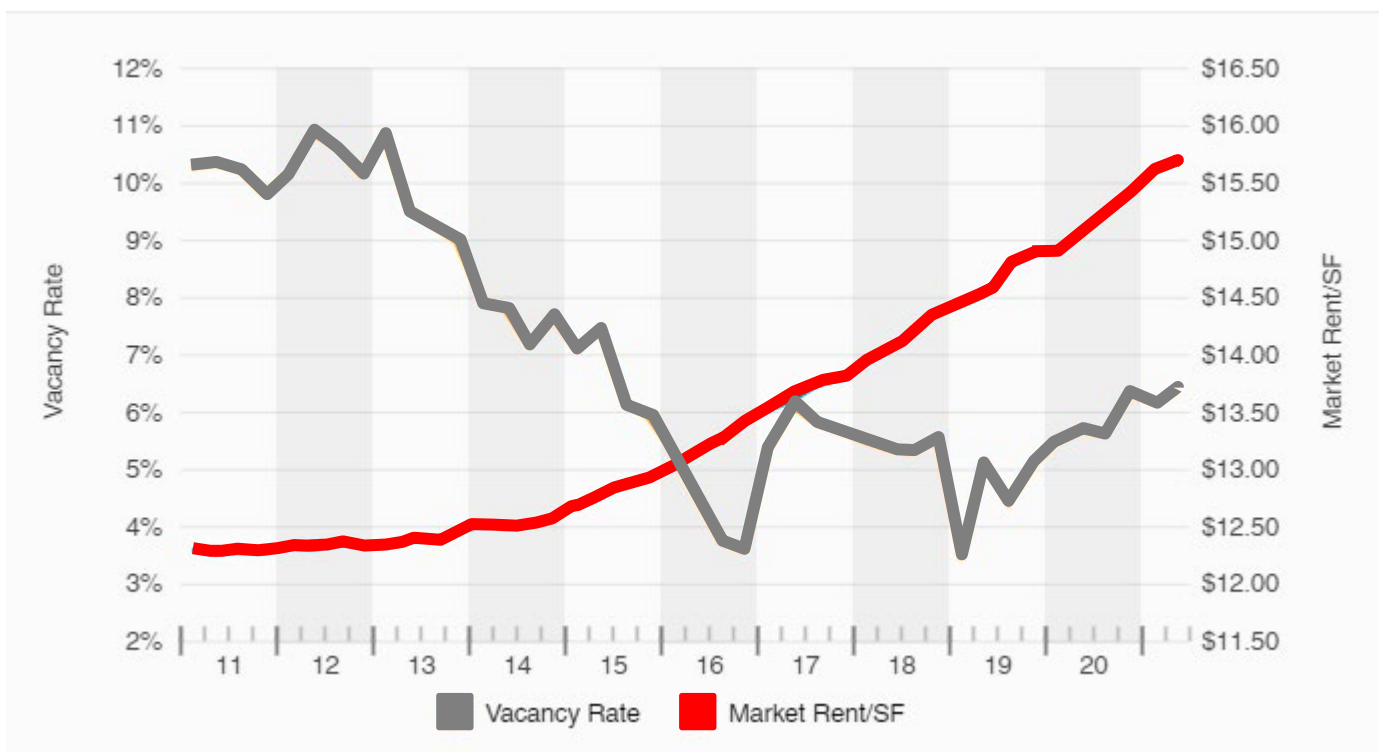






- Property is ideal an owner/occupant opportunity
- Sale price: \$1,900,000
- Rental Rate: \$14.00

Vacancy & Market Rent Per SF

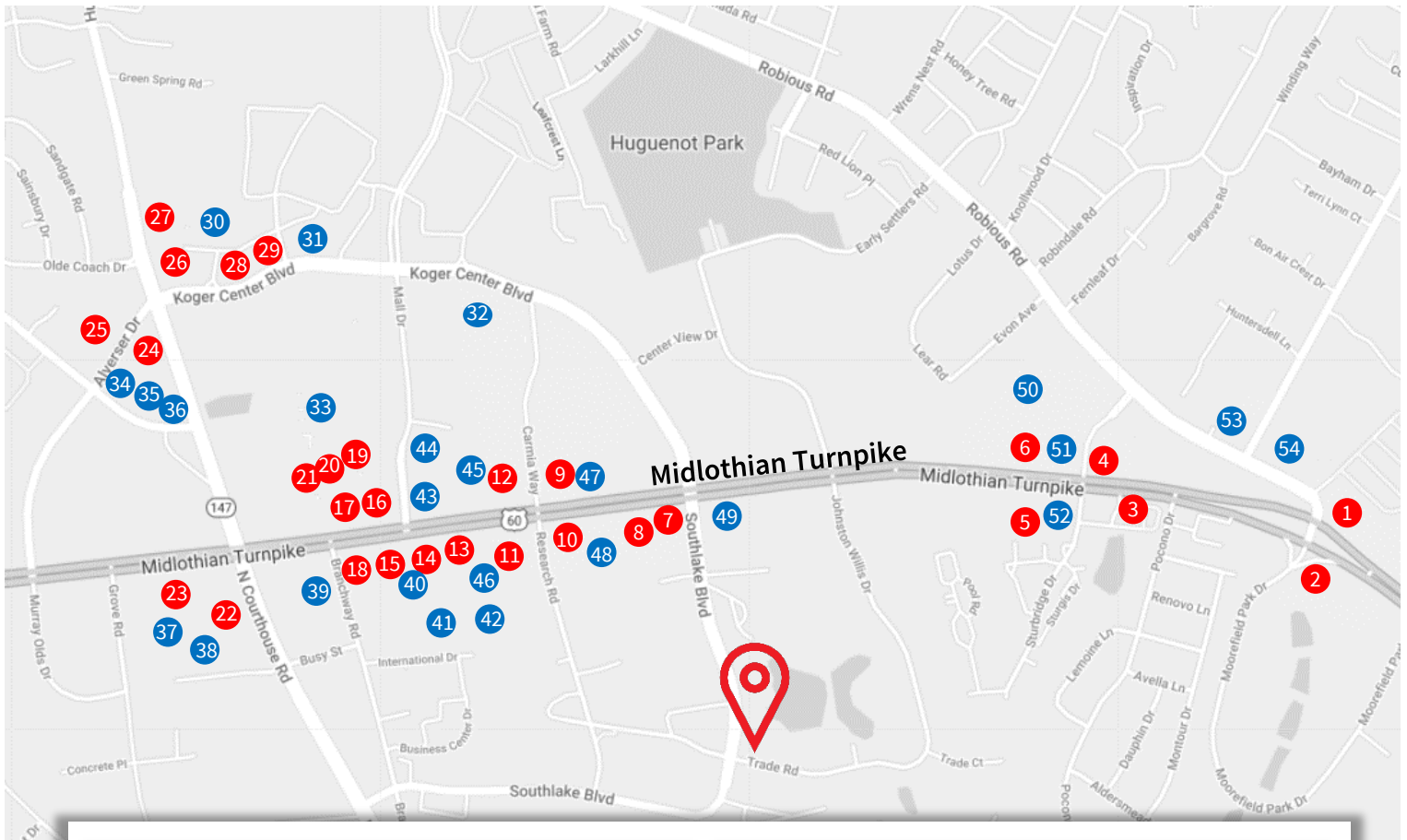


Demographics

	2 Miles	5 Miles	10 Miles
Total Population	10,046	51,295	202,392
Daytime Employment	29,118	77,291	389,440



Amenity map



Food

- | | |
|----------------------------|------------------------------|
| 1. Hiro Sushi | 16. Chipotle |
| 2. Applebee's Grill | 17. Carrabba's Italian Grill |
| 3. Viet Huong | 18. Burger King |
| 4. Taco Bell | 19. Five Guys |
| 5. Subway | 20. QDOBA |
| 6. Kickback Jack's | 21. Jimmy John's |
| 7. Arby's | 22. Bonchon |
| 8. Casa Grande | 23. Panera Bread |
| 9. Sonic | 24. Noodles and Co. |
| 10. Hardee's | 25. Tazza Kitchen |
| 11. McDonald's | 26. CAVA |
| 12. Starbucks | 27. Mellow Mushroom |
| 13. Wendy's | 28. Texas Roadhouse |
| 14. The Habit Burger Grill | 29. Chick-fil-A |
| 15. Sweet Frog | |

Shopping

- | | |
|-------------------------------|--------------------------|
| 30. Geek Squad | 43. First Community Bank |
| 31. BB&T | 44. USPS |
| 32. Home Depot | 45. Ross |
| 33. Chesterfield Towne Center | 46. Pier 1 |
| 34. DSW | 47. Virginia ABC |
| 35. Office Depot | 48. Atlantic Union Bank |
| 36. The Fresh Market | 49. Wells Fargo |
| 37. Advanced Auto Parts | 50. Burlington |
| 38. Bed Bath & Beyond | 51. SunTrust |
| 39. AutoZone | 52. O'Reilly Auto Parts |
| 40. Verizon | 53. CVS |
| 41. Kohl's | 54. Total Wine & More |
| 42. Target | |

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