

INDUSTRIAL LAND FOR LEASE

7001 Staples Mill Road Richmond, VA 23228



PROPERTY DESCRIPTION

Position your business in a highly accessible and functional ± 1.2 -acre industrial site located at 7001 Staples Mill Road in Henrico County, Virginia. Zoned M-1 (Light Industrial), this property is ideally suited for a wide range of industrial, contractor, storage, and service-related users seeking a centrally located, ready-to-use yard. The M-1 designation supports light manufacturing, warehousing, fabrication, and commercial service uses with minimal external impacts, making it a flexible option for many industrial occupiers.

PROPERTY HIGHLIGHTS

- ± 1.2 -acre industrial lot zoned M-1 (Light Industrial)
- Fully paved and fenced yard with secure perimeter
- Three (3) gated access points for optimal circulation
- Immediate access to Staples Mill Road (Route 33) arterial
- Minutes to I-64, I-95, and I-295 regional connectors
- Ideal for contractor yard, fleet parking, outdoor storage, or light industrial use

OFFERING SUMMARY

Lease Rate:	\$3,200 per month
Lot Size:	1.2 Acres
Henrico County Zoning:	M-1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	200	953	5,439
Total Population	458	2,130	11,378
Average HH Income	\$111,791	\$123,516	\$86,117

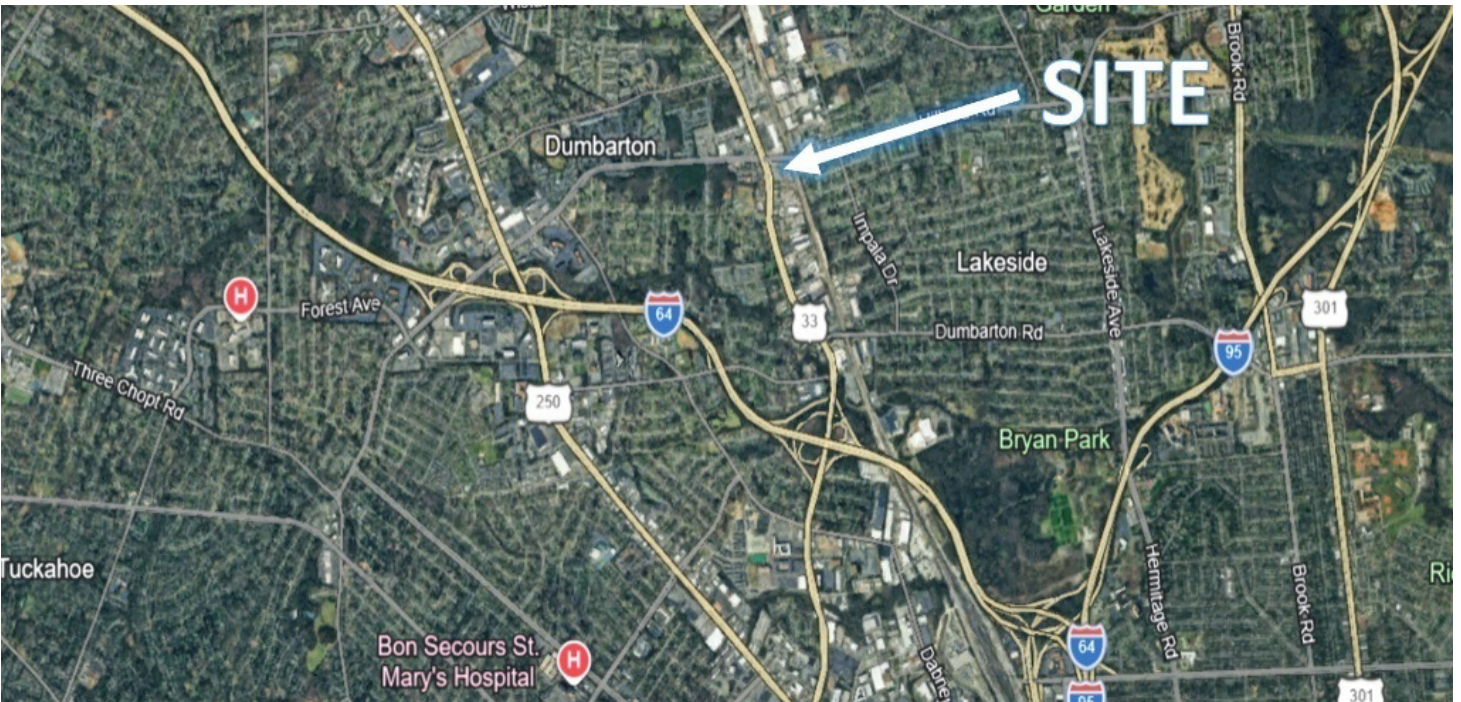
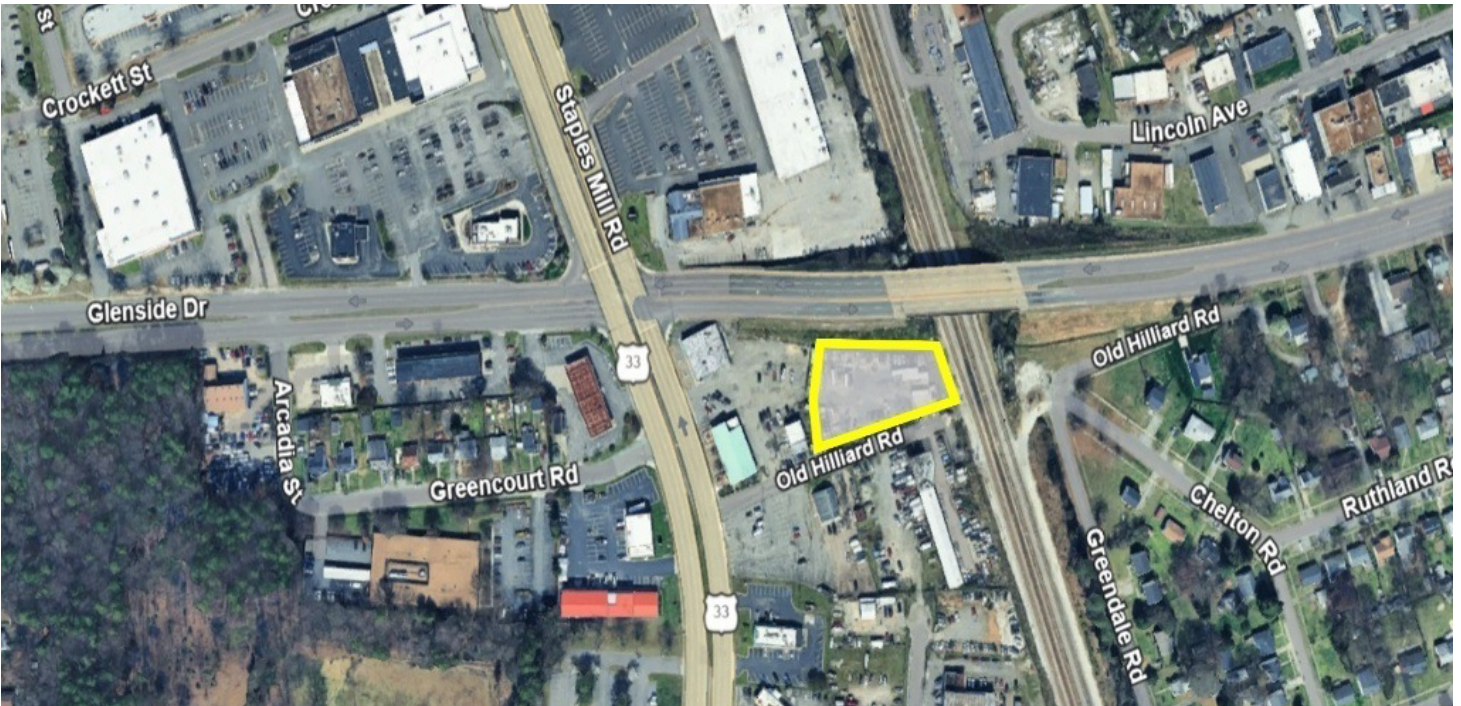
David Burks
(804) 366-2754



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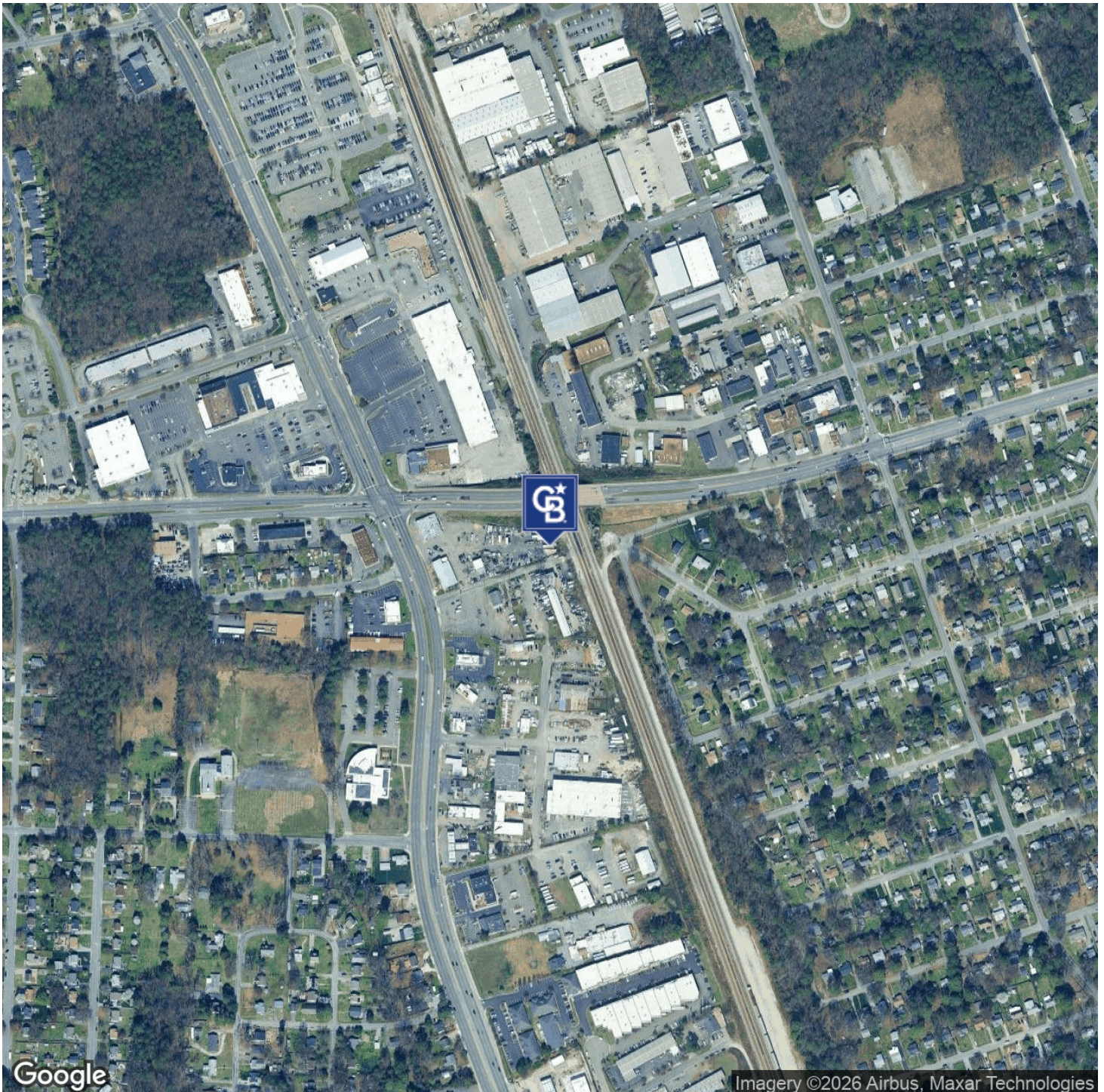
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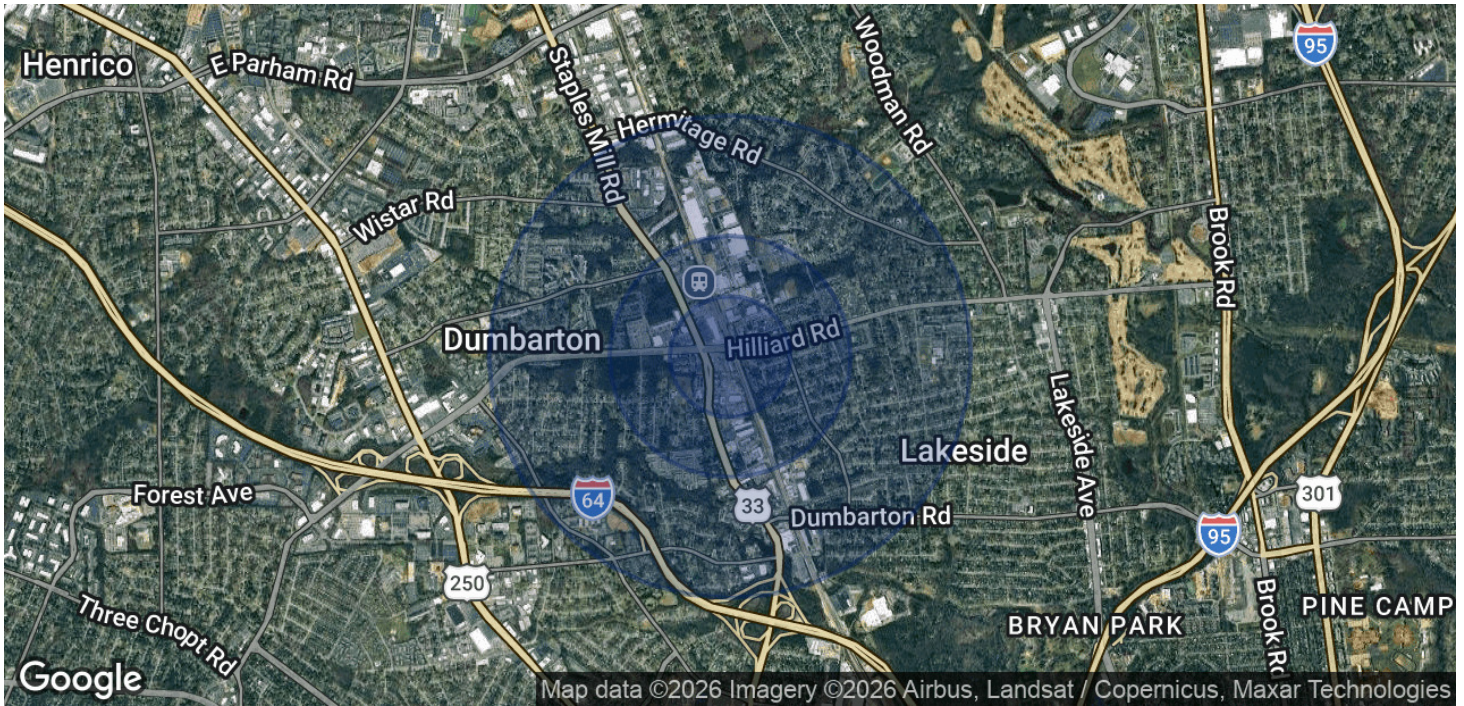
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	458	2,130	11,378
Average Age	39.3	37.4	39.3
Average Age (Male)	40.2	38.5	38.5
Average Age (Female)	41.3	40.1	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	200	953	5,439
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$111,791	\$123,516	\$86,117
Average House Value	\$255,540	\$229,440	\$237,092

2023 American Community Survey (ACS)

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