



# 4812 RIDGEDALE PKWY

RICHMOND, VA 23234

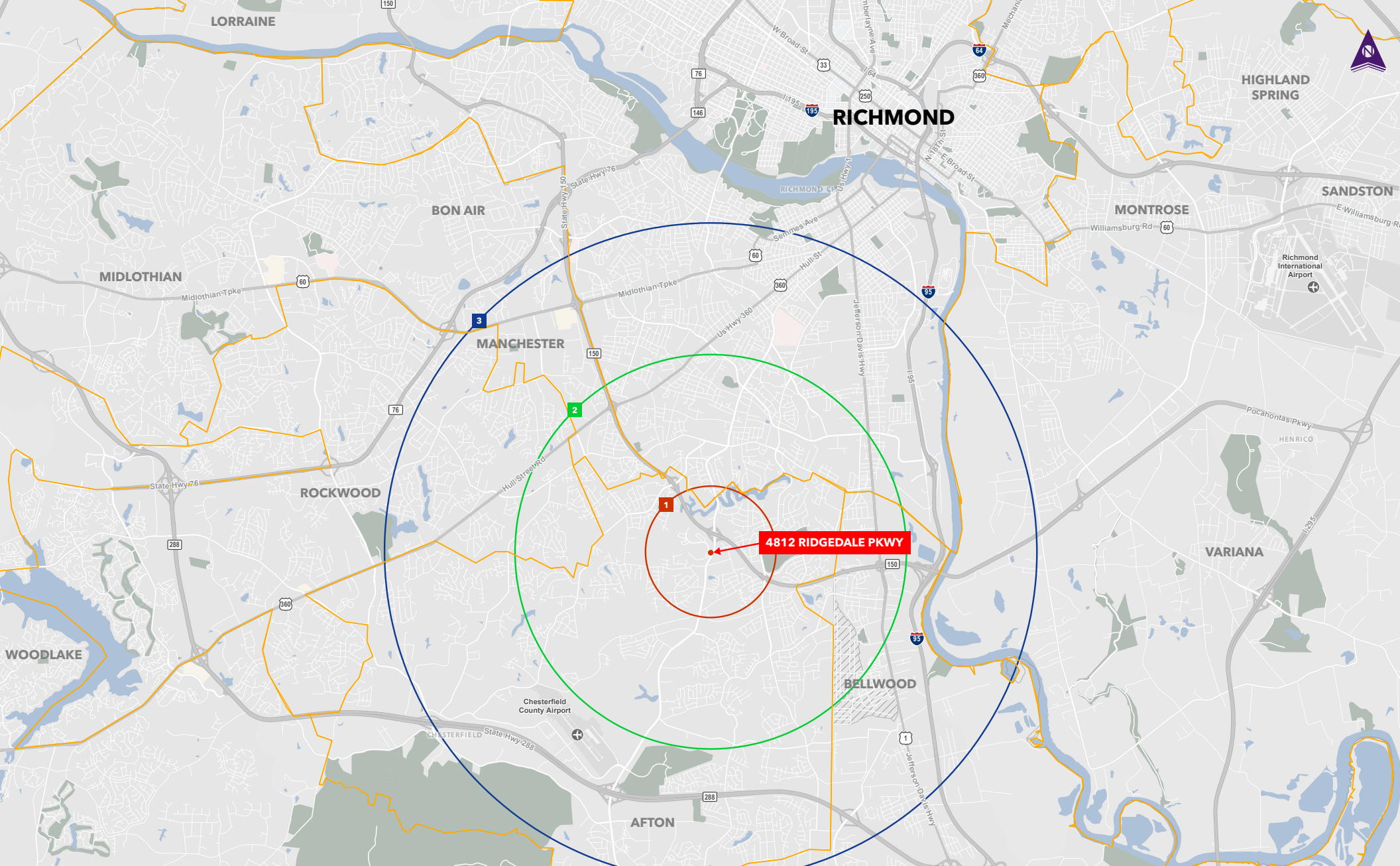


**2.14 AC  
AVAILABLE**

RIDGEDALE PKWY

IRON BRIDGE RD 42,000 AAWDT





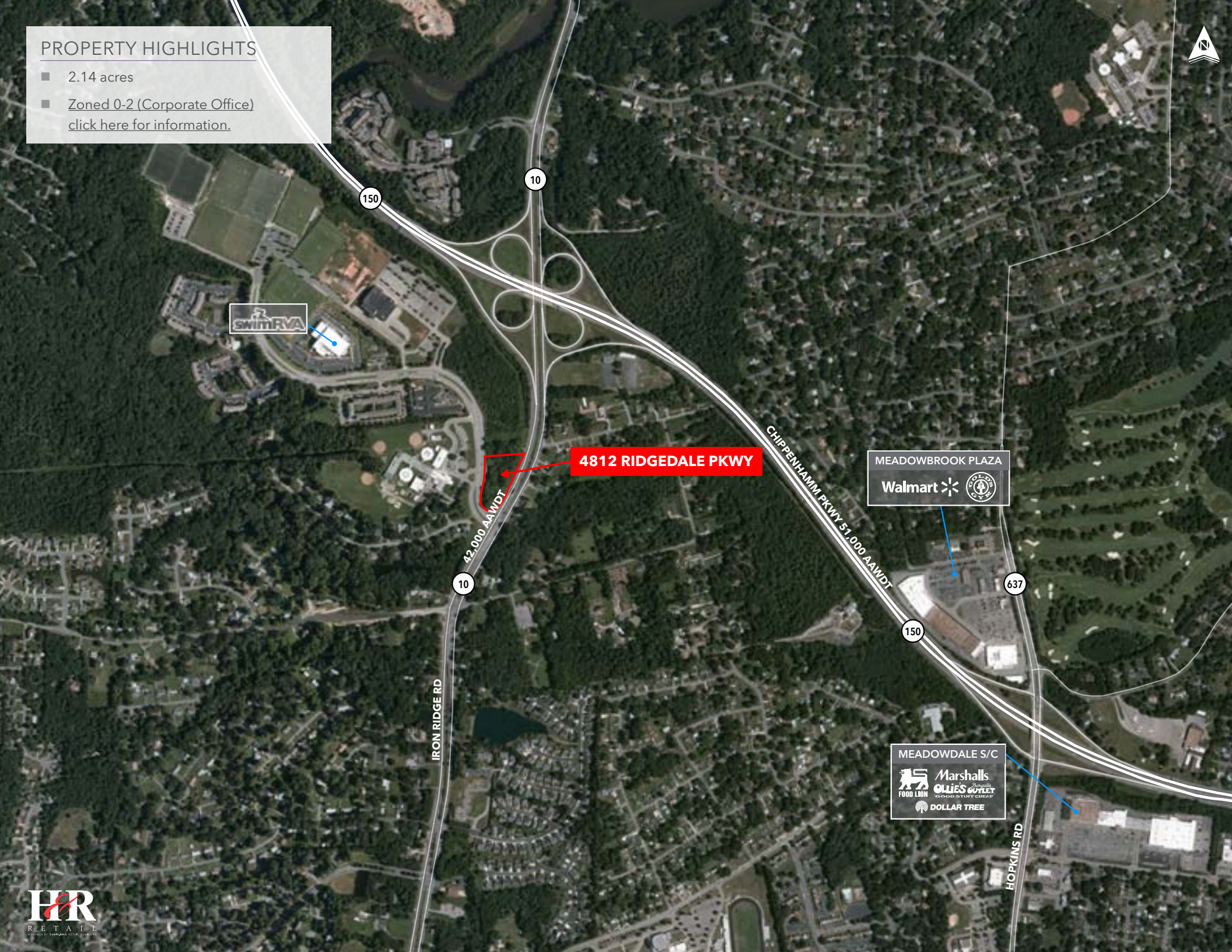
**4812 RIDGEDALE PKWY**

<b>POPULATION</b>			
<b>HH INCOME</b>			
<b>EMPLOYEES</b>			
<b>1 MILES</b>	6,029	\$62,750	4,875
<b>3 MILES</b>	70,929	\$66,832	60,548
<b>5 MILES</b>	157,835	\$66,827	146,403



## PROPERTY HIGHLIGHTS

- 2.14 acres
- Zoned 0-2 (Corporate Office)  
[click here for information.](#)







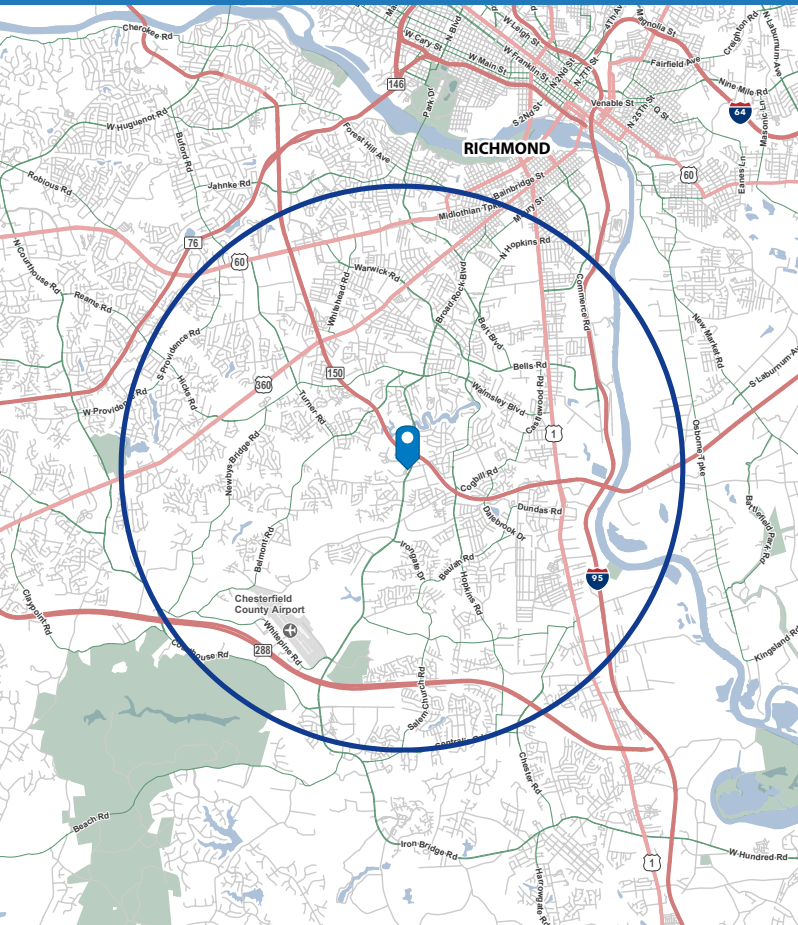




# RICHMOND, VA

## DEMOGRAPHIC PROFILE (2021)

4812 Ridgedale Pkwy  
5 mile ring



### KEY FACTS

**157,835**  
Population

**36.7**  
Median Age

**58,655**  
Households

### EDUCATION

**26%**  
High School Diploma

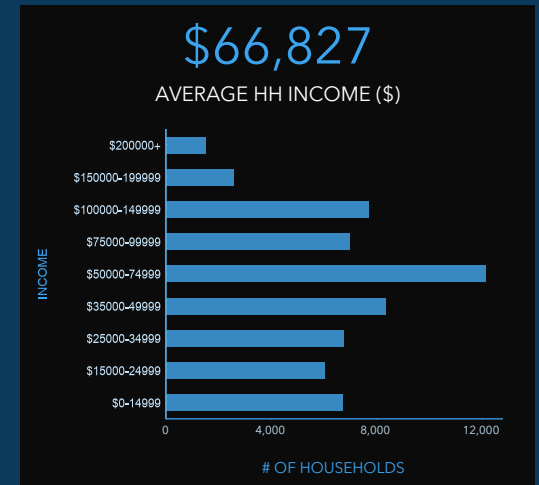
**15%**  
Bachelor's Degree

**8%**  
Graduate/Professional Degree

### INCOME

**\$52,087**  
Median Household Income

**\$24,820**  
Per Capita Income



### BUSINESS

**3,734**  
Total Businesses

**146,403**  
Daytime Population

**243**  
Food Srv & Drinking Places

### TAPESTRY SEGMENTS

**4B** Home Improvement  
11,409 (19.5%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

- They are paying off student loans and second mortgages on homes.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.
- Higher participation in the labor force and lower unemployment than US levels; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.

**8E** Front Porches  
6,446 (11%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.

**11C** Metro Fusion  
6,293 (10.7%) of households

Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35% lower than the US level.

- They're a diverse market with 30% black, 34% Hispanic, and 20% foreign born.
- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.



## Please Contact

Ray Schupp  
240.482.3611  
rschupp@hrretail.com

Spencer Ward  
240.482.3614  
sward@hrretail.com

3 Bethesda Metro Center,  
Suite 620  
Bethesda, MD 20814  
301.656.3030