



HENRICOEDA
VIRGINIA • USA



Henrico Means *Business*

Opportunity lives in the
Home of the Extra Mile!





Welcome to Henrico — *the Home of the Extra Mile!*

There's no better place to expand or locate your business than Henrico, Virginia. With a pro-business environment, advanced infrastructure, robust utilities, and an ever-growing talent pipeline, Henrico offers the perfect environment to launch or grow your business.

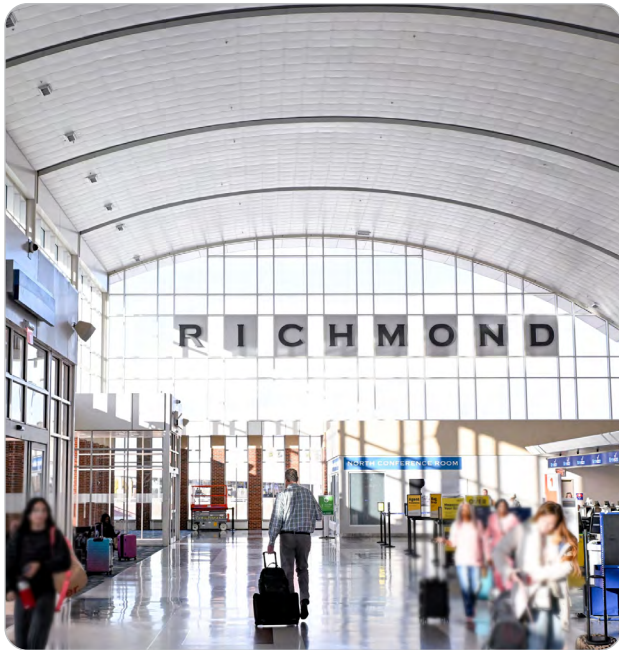
The Henrico Economic Development Authority (EDA) welcomes you to learn more about the *Home of the Extra Mile*, where we commit to delivering above and beyond the expectations of our residents, partners, and business community. While this booklet gives you a glimpse into what Henrico has to offer, we'd love the opportunity to connect and show you what going the extra mile means to us. Contact our team today to start a conversation.



Cari Tretina
Executive Director

The Henrico *Advantage*

Discover Henrico, where limitless opportunity meets an exceptional quality of life. Our thriving workforce, robust infrastructure, and supportive environment make it easy for businesses of all sizes to thrive. You'll have access to personalized guidance from the Henrico EDA team and a wealth of other resources.



Strategic Location

Henrico's location places businesses within easy reach of major markets, with Interstates 95, 295, and 64 connecting you to 50% of the U.S. population within a day's drive. Rail from two Class 1 providers, waterways via the Richmond Marine Terminal and Port of Virginia, and air cargo and travel at Richmond International Airport (above) make moving goods and connecting with clients simple. And, with mountains, the beach, and Washington, D.C., just two hours away, Henrico is a destination for top talent.



Reliable Infrastructure

Henrico offers world-class infrastructure designed to keep your modern operations running smoothly. With our domestic and international fiber interconnectivity and reliable and increasingly renewable power grid, our utility network is engineered to sustain your performance and growth. As the nation's first public utility to earn four AAA ratings for water and sewer revenue bonds, Henrico has the financial strength to keep critical infrastructure dependable and poised for growth.



Supportive Business Environment

Organizations of all sizes and industries succeed in the *Home of the Extra Mile* due to an intentional effort by our leaders (Henrico County Board of Supervisors, left) to practice sound fiscal management, keep corporate operating costs low, and offer a variety of resources to supercharge economic growth.



Strong Talent Pipeline

High-performing teams drive business growth. Henrico's award-winning schools, leading higher education institutions, and top-tier workforce partners give companies the edge to attract, retain, and grow exceptional talent.



Unrivalled Quality of Life

In Henrico, you'll find a mix of urban, suburban, and rural living options and some of the top public schools in the Commonwealth of Virginia. When it's time to unwind, there is something for everyone – food, culture, entertainment, outdoor recreation (James River, left), professional sports, history, and more.

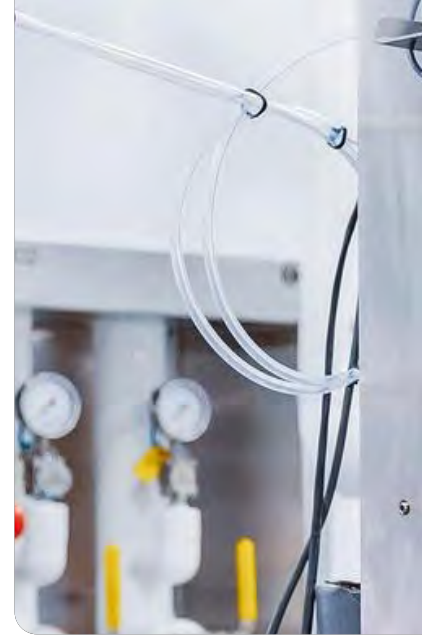


Extra Mile Moment

This booklet offers a glimpse of Henrico. Scan the QR code to see all that the *Home of the Extra Mile* has to offer.

A Diverse Economy, *A Thriving* Henrico

Backed by a AAA rating from four major credit rating agencies, Henrico combines financial stability with its prime location, low operating costs, skilled workforce, and wide range of real estate inventory. These advantages make the *Home of the Extra Mile* a destination of choice for national and global firms across a variety of industries.



Health & Life Sciences

Breakthroughs begin in Henrico, where companies have unprecedented access to resources that help turn bold ideas into real-world impacts. With minimal taxes on R&D equipment and hands-on support to secure or upgrade lab space, companies can keep their focus on the next discovery. Businesses also benefit from easy access to six nearby R1 Carnegie-designated universities, including Virginia Commonwealth University and the University of Virginia, which each invest over \$500 million annually in research.



Advanced Manufacturing

Henrico has a thriving manufacturing scene thanks to exceptional infrastructure and utilities that can handle the heaviest demands and keep production running reliably. Whether food and beverage, aerospace, or any industry in between, manufacturers benefit from our skilled workforce and connected transportation network.

Professional Services

A vibrant quality of life, ample housing options, and a wide-range of amenities make Henrico the ideal place to live, work, and grow your firm. Premier office spaces, unbeatable connectivity, and access to national and global clients give Henrico firms the competitive edge to deliver exceptional results.





Finance & Insurance

Connecting with clients and moving data is effortless due to Henrico's central location and robust infrastructure. Backed by top talent, minimal operating costs, and move-in-ready office space, Henrico is where businesses grow, scale, and thrive.



IT & Tech

Henrico's hands-on partnerships with VCU and Reynolds Community College, and the steady flow of emerging professionals from leading institutions like UVA and Virginia Tech keep your company in step with a rapidly advancing landscape.



International

Henrico is a hub for international companies expanding into the U.S. market. More than 70 global firms leverage our ideal location, robust infrastructure, and top-tier labor pool to grow across a variety of industries while planting roots in the *Home of the Extra Mile*.



Corporate Services

As an ideal home for corporate headquarters, Henrico offers prime office space and amenities to make your workspace a base for collaboration, innovation, and long-term success. Our incentive packages go the extra mile to help you establish your headquarters while protecting your bottom line.



Business *Works* in Henrico...

We go the extra mile to deliver real value at every stage. With minimal tax rates and a flexible approach to incentives and financing, Henrico helps keep operating costs low and opportunities within reach. Fee waivers, grants, design support, and accelerated development reviews are just a few of the ways businesses of all sizes are supported as they launch, expand, and invest in new projects.

Tax Rates

Henrico offers the lowest residential tax burden among Virginia's 10 largest localities and provides businesses with some of the lowest local tax rates, helping companies retain more revenue.

Additionally, the first \$1 million in gross receipts is exempt from the local Business, Professional, and Occupational License (BPOL) tax. This forward-thinking policy effectively eliminates the tax burden for thousands of Henrico's small businesses and reduces expenses for countless larger establishments.

Real Estate

83¢

per \$100 assessed value

Machinery & Tools

30¢

per \$100 assessed value

Research & Biotech

90¢

per \$100 assessed value

Tangible Business Personal Property

\$3.35

per \$100 assessed value

Incentives & Financing

Location-Based Incentives

Enterprise Zones (River City Veterinary Hospital, recipient, right) and the Henrico Investment Program offer grants, fee waivers, and more.

Greater Henrico Technology Zone

Financial incentives are available for every qualifying office project in Henrico.

Discretionary Incentives

Custom benefit packages can be crafted to support major projects.

Industrial Revenue Bonds

Tax-exempt bonds finance facilities and equipment at low interest rates.



Extra Mile Moment

Scan the QR code to view more incentives and financing options.

...and beyond, with the *Henrico Global Business Gateway.*



Through the Henrico Global Business Gateway soft-landing program, established international companies can enter the U.S. market with confidence and receive tailored support to help them succeed.



"We're most excited about the Global Business Gateway's go-to-market support and advisory. That's hands down the best benefit in being involved with the Henrico Economic Development Authority."

Peter Bilzerian, U.S. Managing Director, MPP Insights

Program Benefits

- Premium Discounted Office Space (right)
- Essential Professional Services
- Relocation Support
- Business Development
- Networking Opportunities
- Custom Market Intelligence through our RAMP (Research to Accelerate Market Potential) Program



Extra Mile Moment

Scan the QR code to learn more about the Henrico Global Business Gateway.

Educational *Excellence* in Every Direction

From classroom to career, Henrico’s public K-12 system and network of higher education institutions develop skilled, career-ready graduates supported by rigorous academic opportunities including Advanced Placement, International Baccalaureate, and dual enrollment. Our commitment to academic excellence supports your workforce today and prepares the talent of tomorrow.



K-12 Fast Facts

130+ languages spoken

91% on-time graduation

17 : 1 secondary student-teacher ratio

Higher Education

Virginia and Henrico have made significant investments in education and training, including dual enrollment and career and technical education in high schools, with seamless pathways into associate and bachelor’s degree programs. The result is a highly capable workforce with hands-on experience and soft-skills preparedness. With many universities and colleges within a short distance, stellar employees and dedicated workforce development partners are right where you need them.





Career & Technical Education

Beginning with elementary exploration and extending through adult education, Henrico County Public Schools (HCPS) delivers career programming through specialty centers and adult education programs. Three Advanced Career Education (ACE) centers build on this foundation, offering students hands-on training aligned with today's workforce needs across a wide range of fields, from healthcare to precision welding, preparing students to contribute from day one.

+ 45.7% of residents 25+ hold a bachelor's or higher

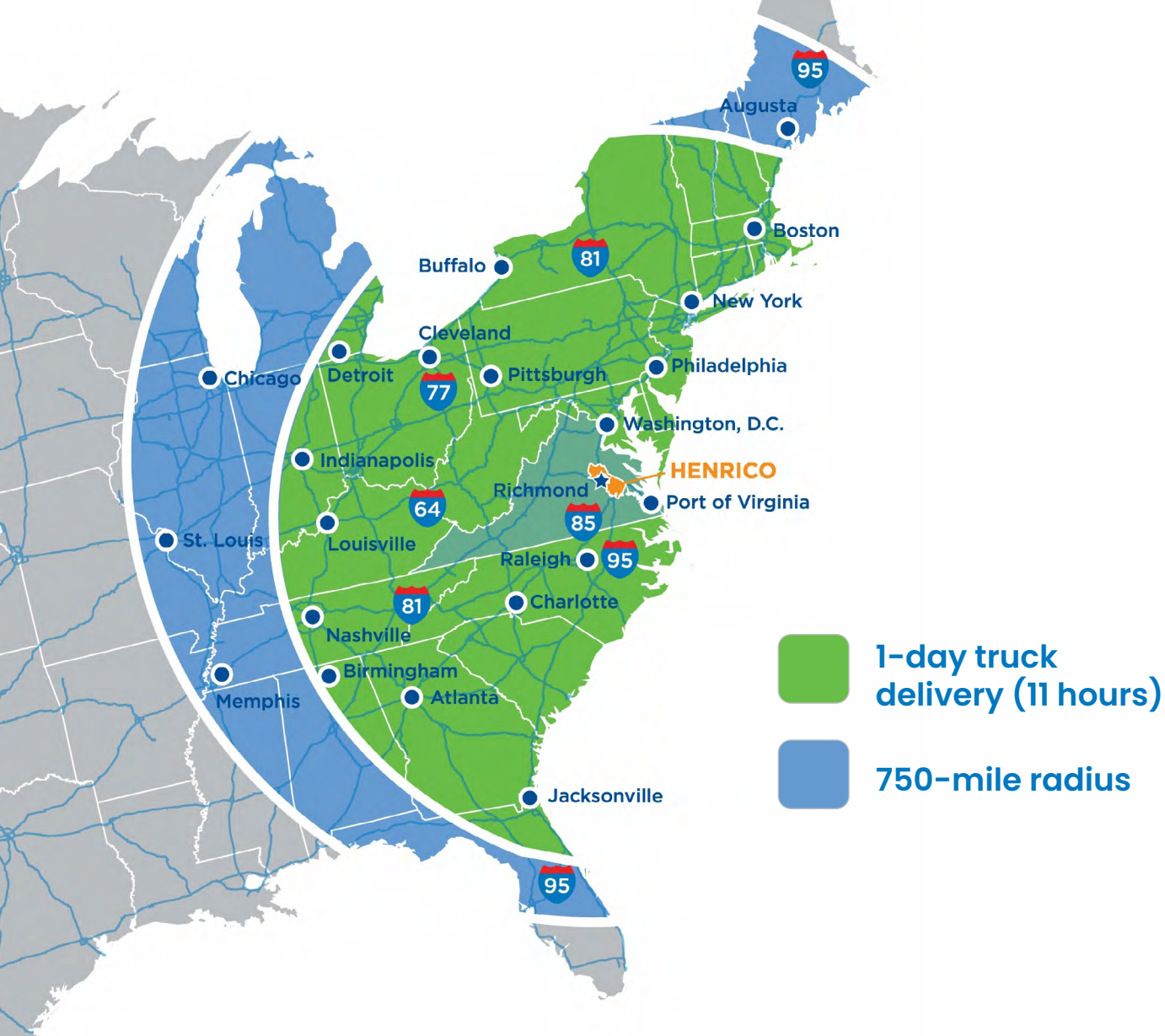
+ 700,000 employees in the Greater Richmond Region

+ 2,000 HCPS students graduate annually with industry credentials

Workforce Pipeline

Our region's diverse workforce pipeline combines credentials and real-world experience, so employers can match the right skills to the right roles. With workforce partners like Virginia's community colleges, businesses can collaborate on customized training and registered apprenticeships to effectively enhance workplace skills and quality of life for their teams.





Henrico's infrastructure keeps businesses *running*.

Accessibility by Road, Rail, Water, and Air

Whether you're bringing clients to town or moving goods through your supply chain, it's easy to travel and ship when you're based in Henrico. As one of only two counties in Virginia that constructs and maintains its own local road system, our streets are well-kept, reliable, and responsive to development. This network enables smooth logistics, streamlined commuting, and strong connections to markets, helping businesses operate confidently and efficiently.



Telecommunications & Fiber

Our digital connectivity is strengthened by DE-CIX Richmond, a carrier- and data center-neutral internet exchange, part of DE-CIX's global interconnection ecosystem. The QTS Richmond Network Access Point (NAP), located in Henrico's White Oak Technology Park, connects to more than 20 network providers and multiple transcontinental subsea cable systems, delivering high-capacity, low-latency international connectivity.

Water & Sewer

Henrico can deliver up to 115 million gallons of water and 75 million gallons of wastewater per day, providing the capacity businesses need to operate reliably and grow. To ensure a dependable water supply for decades to come, Henrico has invested \$280 million to construct the 14.8-billion-gallon Virgil R. Hazelett Reservoir at Cobb Creek (above). Beyond standard connection fees and usage rates, Henrico imposes no taxes on water or sewer utilities.

Electricity

Ample and affordable power is provided by Dominion Energy, which boasts an average 99.9% reliability rate. Programs and incentives are available from Dominion for organizations interested in reducing environmental impacts and leveraging renewable energy.

Natural Gas

In Henrico, businesses have access to natural gas service through Richmond Gas Works. With a capacity of up to 120 psi, your operation can power ahead with confidence.

Living in Henrico

When people love where they live, they bring their best to the workplace. Henrico offers a mix of vibrant neighborhoods, diverse housing options, and a region rich in amenities — a real advantage for companies looking to attract and retain top talent.



Spaces to Gather and Explore

From neighborhood pocket parks to expansive recreational facilities, Henrico has over 40 public spaces where families and friends can gather and enjoy the great outdoors (or indoors!). Residents can easily access the James River and Class IV rapids for white-water rafting, tubing, and river lounging.

Henrico's award-winning public libraries, like Libbie Mill Library (above, bottom right) complement our recreation spaces, inspiring imagination, offering valuable resources, and hosting programs that bring the community together. Recognized with state and national honors, the Henrico County Public Library is a hub for lifelong learning and discovery.



Extra Mile Moment

Scan the QR code to learn more about Henrico's vibrant living.



Food & Drink

Our region's food and drink scene has been recognized by the James Beard Foundation and AAA Four Diamond programs. From beloved local gems to fine dining that satisfies sophisticated and adventurous palates alike, Food & Wine Magazine calls Richmond a "Culinary Powerhouse," and WalletHub ranked Richmond as one of the "Best Foodie Cities in America."



Attractions

With a 6,000-seat amphitheater at Virginia Credit Union LIVE!, the nationally recognized Lewis Ginter Botanical Garden (left), leading retailers at Short Pump Town Center, and renowned venues like Altria Theater, Dominion Energy Center, and Virginia Museum of Fine Arts, consider your weekends booked.



Sports & Entertainment

Whether catching a casual game or cheering on a favorite collegiate or professional team, there is no shortage of sports competition in the area. Residents can enjoy a thrilling NASCAR race under the lights at Richmond Raceway (left), major tournaments and events year-round at Henrico's premier indoor sports destination, the Henrico Sports & Events Center, or tee off at standout golf courses like The Dominion Club or Country Club of Virginia.

Find Your *Perfect Match*

The ideal location for your business is waiting for you in Henrico. From industrial to office, coworking to specialized spaces, we have a property that will help you reach your goals.



For Industry-Changers

Global companies. Tech firms. Small businesses. All can find a home in Henrico's premier Innsbrook community, an expansive 675-acre mixed-use development that was purpose-built for growth across industry sectors. Ideal for a variety of organizations from corporate headquarters to R&D-driven visionaries, Innsbrook pairs physical spaces with a connected outdoor environment that fosters discovery and results.



For Entrepreneurs

For the solopreneurs and startups who have their sights set on what's next, our Henrico Innovation Hub will provide early-stage businesses with the space, resources, and connections they need to grow. With expertise from Startup Virginia, which has incubated 285 companies and supported more than 19,000 individuals, the Hub will offer entrepreneurs and founders access to wraparound services and networks of mentors, investors, and corporate partners committed to their success.

Industrial

From general to heavy industrial-use zones, these sites are designed to support complex operations. With the infrastructure and capacity to grow, your business gains the operational advantage needed to compete — and lead — in your sector.



**Richmond International
Airport - Beulah Site**

+ 200+ ACRES

+ GENERAL INDUSTRIAL USE



Dragway Site

+ 92 ACRES

+ HEAVY INDUSTRIAL USE



Henrico Business Center, Lot J

+ 100+ ACRES

+ GENERAL INDUSTRIAL USE

Office

Position your organization for immediate impact and long-term success in office spaces designed for efficiency and collaboration. Whether you're looking for move-in ready or fully customizable, these environments scale with your business.



Kinsale Center

+ 30,000+ SF RETAIL/OFFICE

+ 29 ACRES



Midtown64

+ 300,000 SF CLASS A OFFICE SPACE

+ 46 ACRES, MIXED USE



Thank you for exploring the
Home of the Extra Mile!





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Data presented in this edition were factual
and accurate at the time of publishing.