



For Lease

**Contact us:**

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## Branch Bank Opportunity

8028 Mechanicsville Turnpike | Mechanicsville, VA

### Building amenities

- 4,042 SF freestanding building for lease
- Zoned B-3
- Asking \$16 per sq. ft.
- Located on 0.799 acres
- Close to interchange of I-295 & Route 360

2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500  
[colliers.com/richmond](http://colliers.com/richmond)

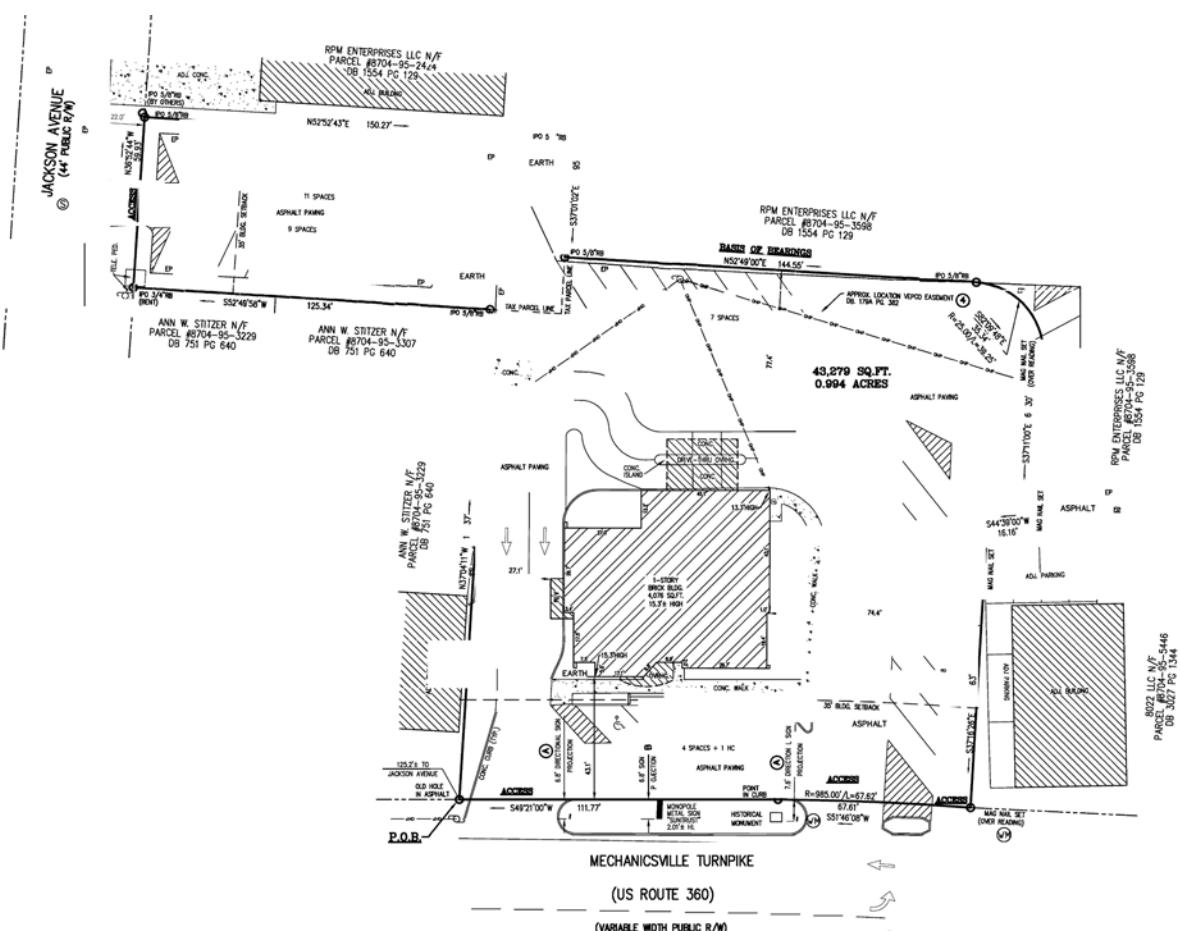
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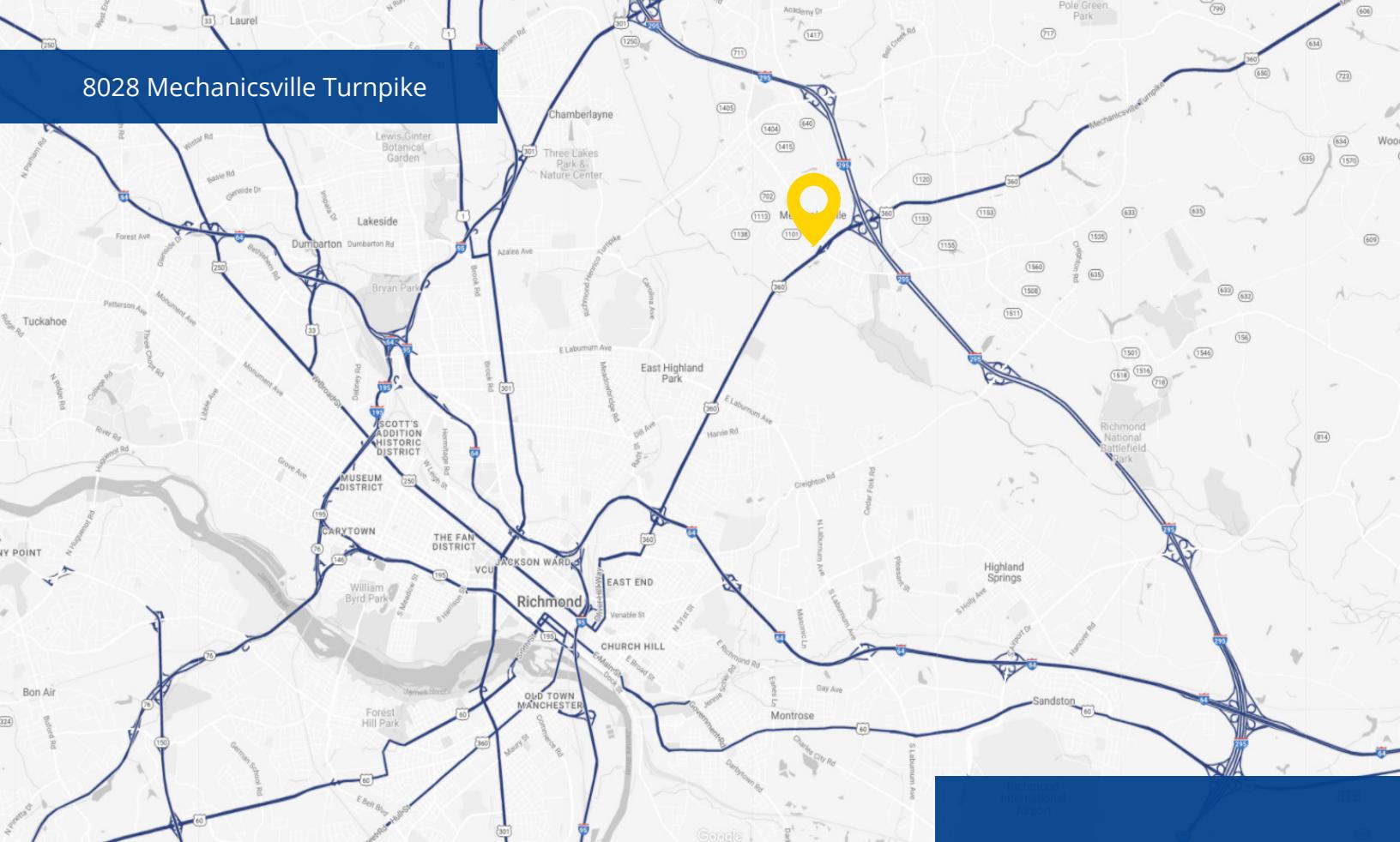
8028 Mechanicsville Turnpike



## Site Plan



## 8028 Mechanicsville Turnpike



## Demographics

 2024 population  
**6,891**  
(1 miles)

**40,832**  
(3 miles)

**142,725**  
(5 miles)

 2024 Average Household Income  
**\$95,751**  
(1 miles)

**\$96,357**  
(3 miles)

**\$92,709**  
(5 miles)

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