

FOR LEASE

1417 ANDERSON HWY
Powhatan, VA 23113



S.L. NUSBAUM
REALTY CO.



SARAH SADLER

Associate

O. 804.533.5390

C. 804.277.6468

ssadler@slnusbaum.com

AUSTIN NEWMAN, SIOR

Vice President

O. 804.944.9270

C. 804.869.3492

anewman@slnusbaum.com

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

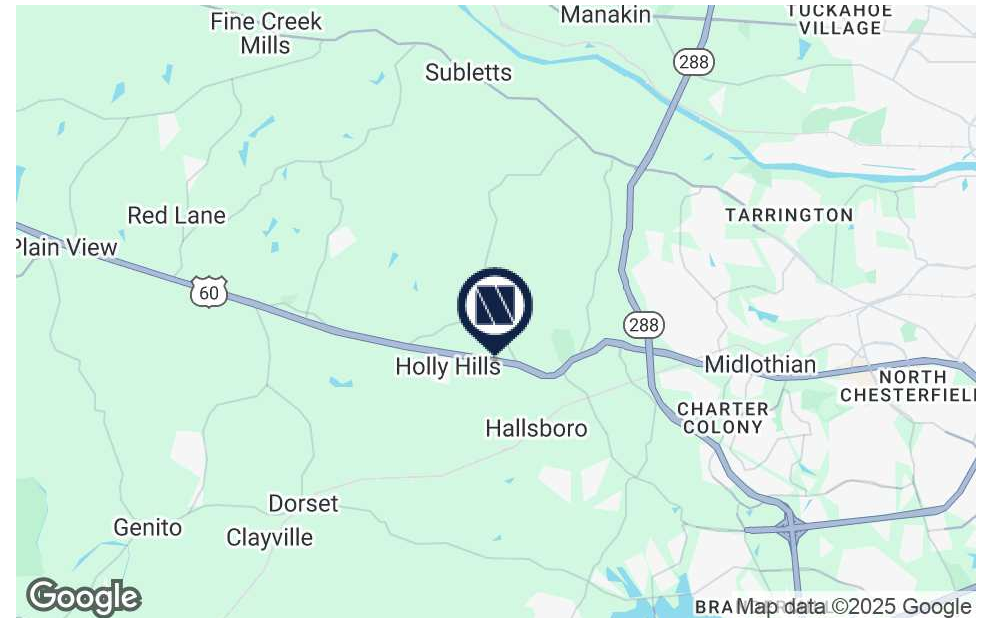
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OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	2,991 SF
Lot Size:	1.43 Acres
Zoning:	Commercial

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	4,702	38,345	91,722
Total Households	1,657	14,084	33,557
Average HH Income	\$177,847	\$171,002	\$166,489

PROPERTY OVERVIEW

2,991 SF building at the front of Oakbridge Office Park For Lease

PROPERTY HIGHLIGHTS

- Potential for expansion with 1.21 AC adjacent pad
- ±240' frontage on Rt 60
- Close to the Powhatan/Chesterfield County line
- Monument signage available
- Just minutes from Westchester Commons, a 225,000 SF Mixed-use development

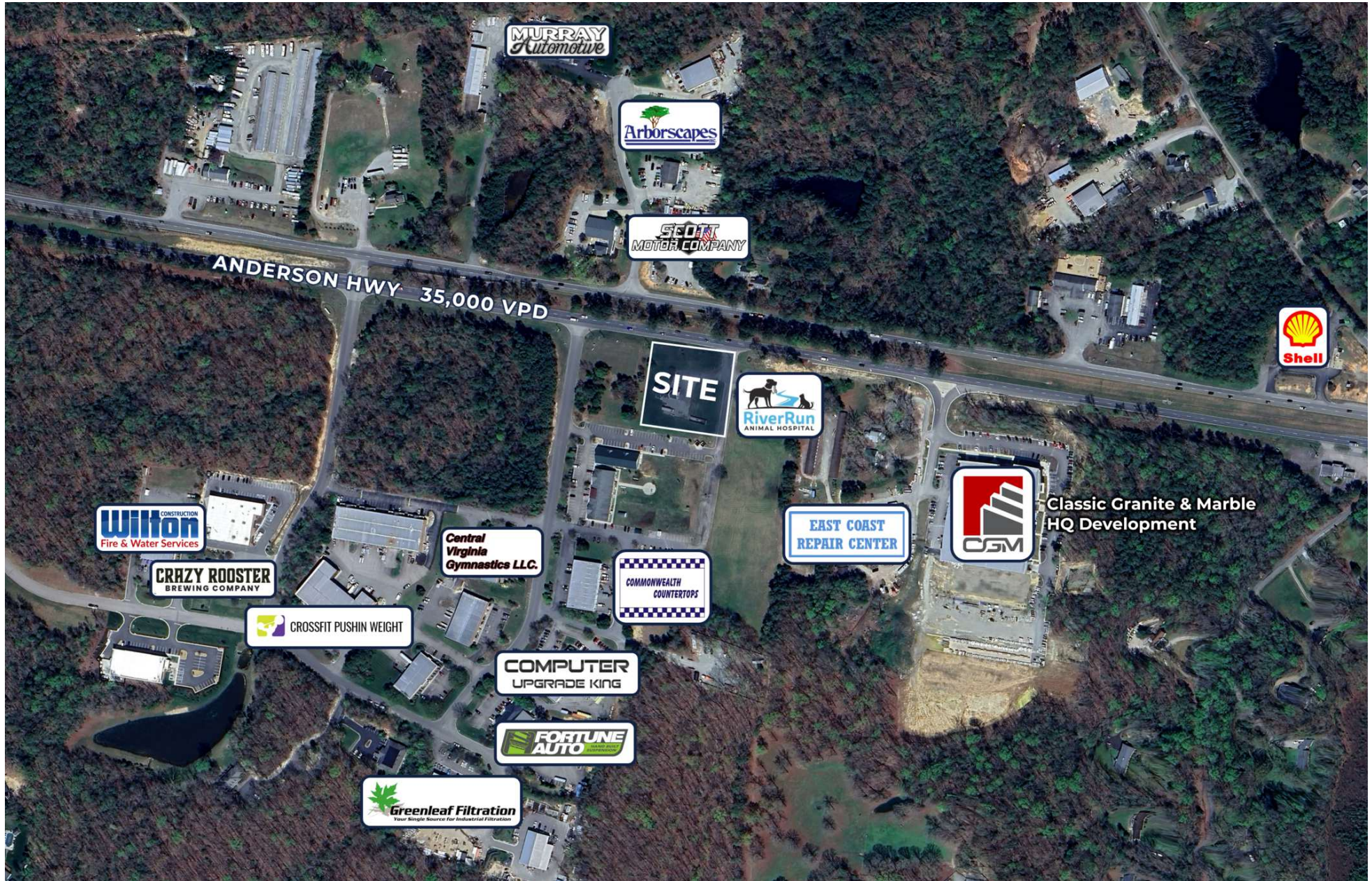
AREA OVERVIEW

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TRADE AREA

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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