

FOR LEASE

3601 MECHANICSVILLE TURNPIKE
RICHMOND, VA

125 YEARS SERVING RICHMOND

POLLARD & BAGBY
REAL ESTATE



DESCRIPTION

This 5,659 square foot retail space provides excellent frontage on Mechanicsville Turnpike. The property is situated on the corner of a signalized intersection at Mechanicsville Tpke and Byron St. Currently zoned B-1, the property allows for a variety of retail and office uses. The two spaces can be leased together or separately.

PROPERTY FEATURES

- Two spaces available: 3601 - 3,633 SF | 3601B - 2,026 SF
- Signage Opportunity
- 35 parking spaces
- Located 1.5 miles from I-64 interchange
- 33,375 VPD on Mechanicsville Tpke
- Contact Agent for pricing

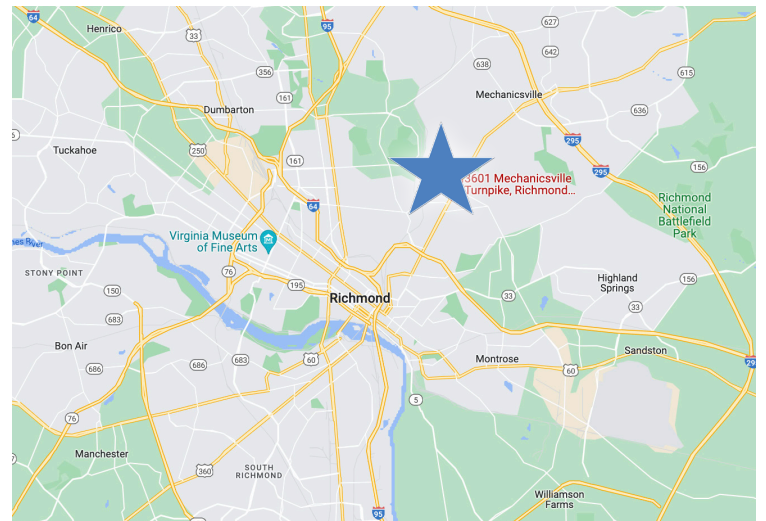
CONTACT INFORMATION

Pollard & Bagby, Inc.

Serving Richmond's Real Estate Market Since 1894
2 South 5th Street, P.O. Box 2488, Richmond, VA
O 804.643.9011 | F 804.782.9897 | www.pollardandbagby.com

Tony Rolando

Associate Broker, Commercial Leasing and Sales Manager
O 804.643.9011 | tony@pollardandbagby.com



Lebs Breden

Commercial Sales, Leasing & Property Management Associate
804.536.3933 | lebs.breden@pollardandbagby.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.