

MEDICAL OFFICE FOR SUBLEASE  
**7497 RIGHT FLANK ROAD**

MECHANICSVILLE, VIRGINIA 23116



**EXISTING MEDICAL BUILD-OUT**

SUITE 520 AVAILABLE

BIRCK TURNBULL  
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4,130 RSF  
AVAILABLE FOR  
SUBLEASE



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# PROPERTY HIGHLIGHTS



## SQUARE FOOTAGE

4,130 RSF Available



## FEATURES

- Located in bustling Bell Creek Square Medical & Office Park
- Easy access off Pole Green Road or at Bell Creek & Pole Green
- Two miles from Bon Secours Memorial Regional Medical Center
- One mile from I-295
- Professional medical park setting
- Private entry
- Interior in excellent condition



## ON SITE PARKING

Surface Parking



## SIGNAGE

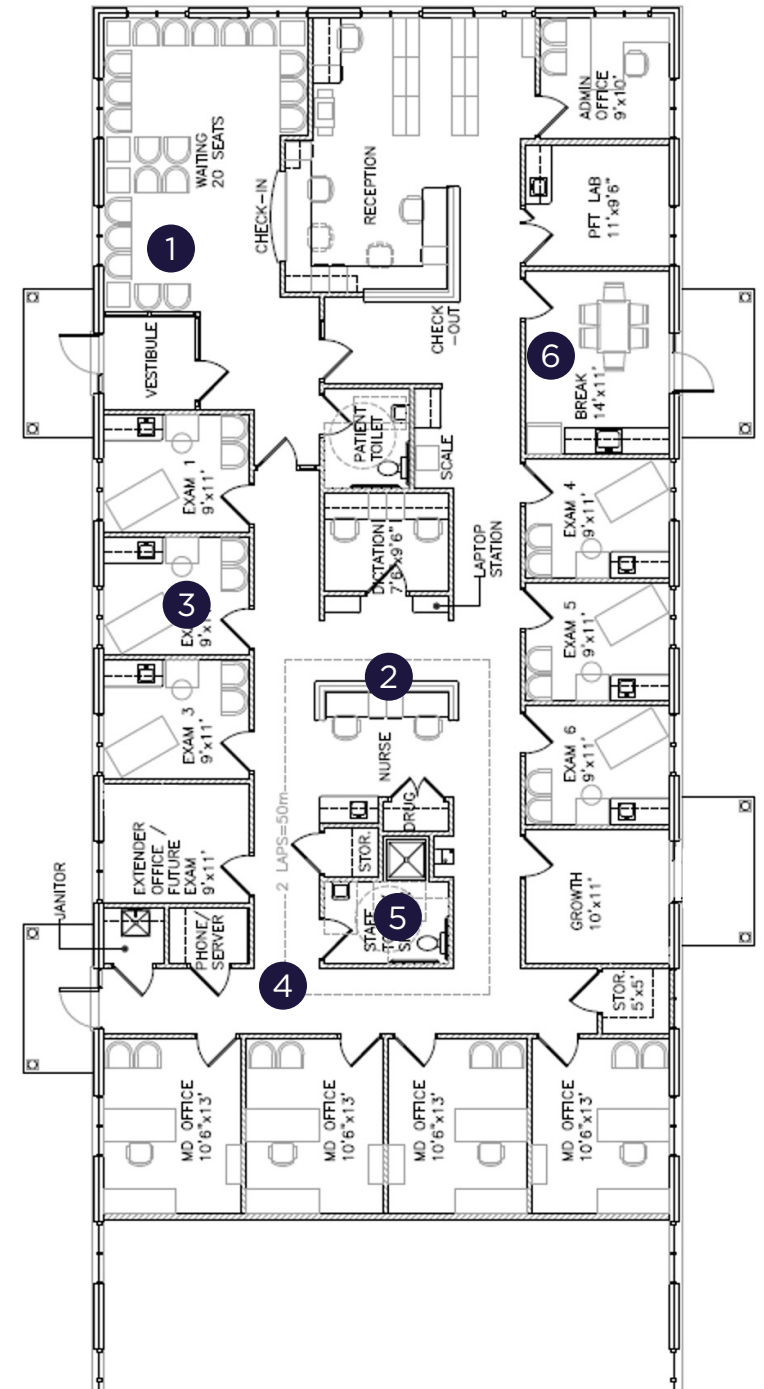
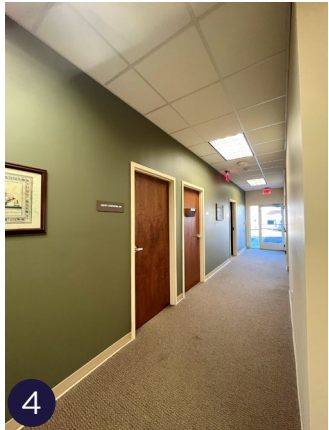
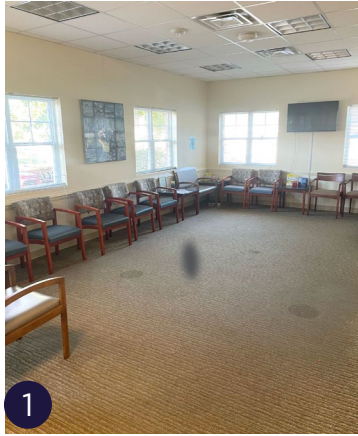
Building Signage Available



## TERM

3.5-year sublease  
Longer term options available

# SUITE 520 FLOORPLAN





# NEIGHBORHOOD DETAILS



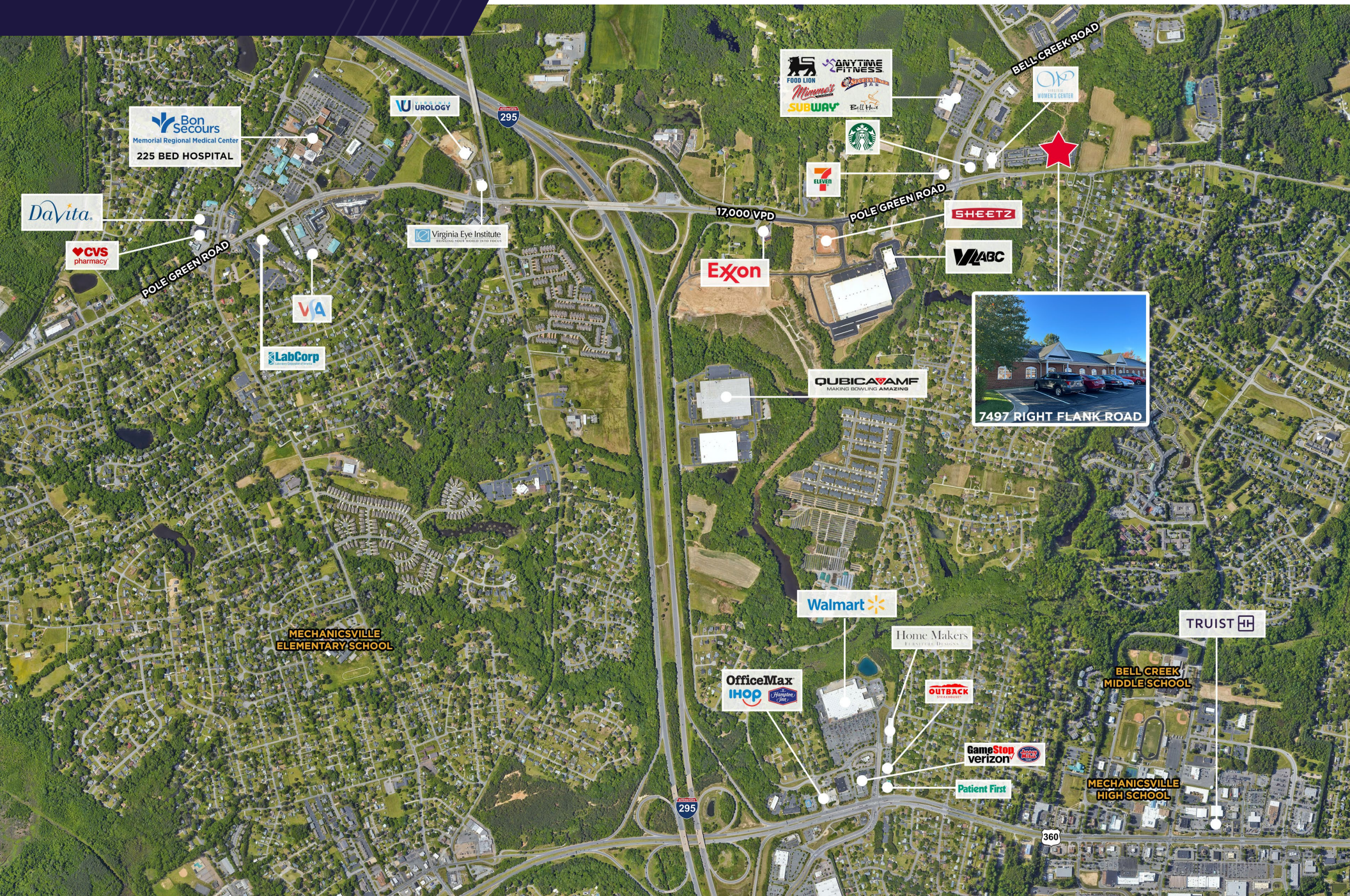
- Join medical practices including Virginia Cardiovascular, Hanover Endocrinology, Achilles Foot & Ankle, Dermatology Associates of Virginia, Virginia ENT, Richmond Pediatric Associates and more
- Easy access to nearby retailers including Starbucks, Subway, Mimmo's Italian Restaurant and more
- 2.9 Miles from Bon Secours Memorial Regional Medical Center

	Population	# of Households	Avg. Household Income	Education Levels
1 Mile	5,250	2,036	\$120,242	33% Bachelor's Degree
3 Mile	38,586	5,182	\$111,521	28.4% Bachelor's Degree
5 Mile	73,512	28,930	\$110,898	26.9% Bachelor's Degree
10 Miles	378,937	164,341	\$94,612	25.7% Bachelor's Degree





# PROPERTY AERIAL







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