

MEDICAL OFFICE FOR LEASE

7497 Right Flank Road #520

Mechanicsville, Virginia



EXISTING MEDICAL BUILD OUT

BIRCK TURNBULL

Senior Vice President

804 697 3493

birck.turnbull@thalhimer.com

KATE HOSKO

Vice President

804 344 7169

kate.hosko@thalhimer.com

4,130 RSF
AVAILABLE
FOR SUBLEASE



PROPERTY HIGHLIGHTS



SQUARE FOOTAGE

4,130 RSF Available



ON SITE PARKING

Surface Parking



SIGNAGE

Building Signage 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

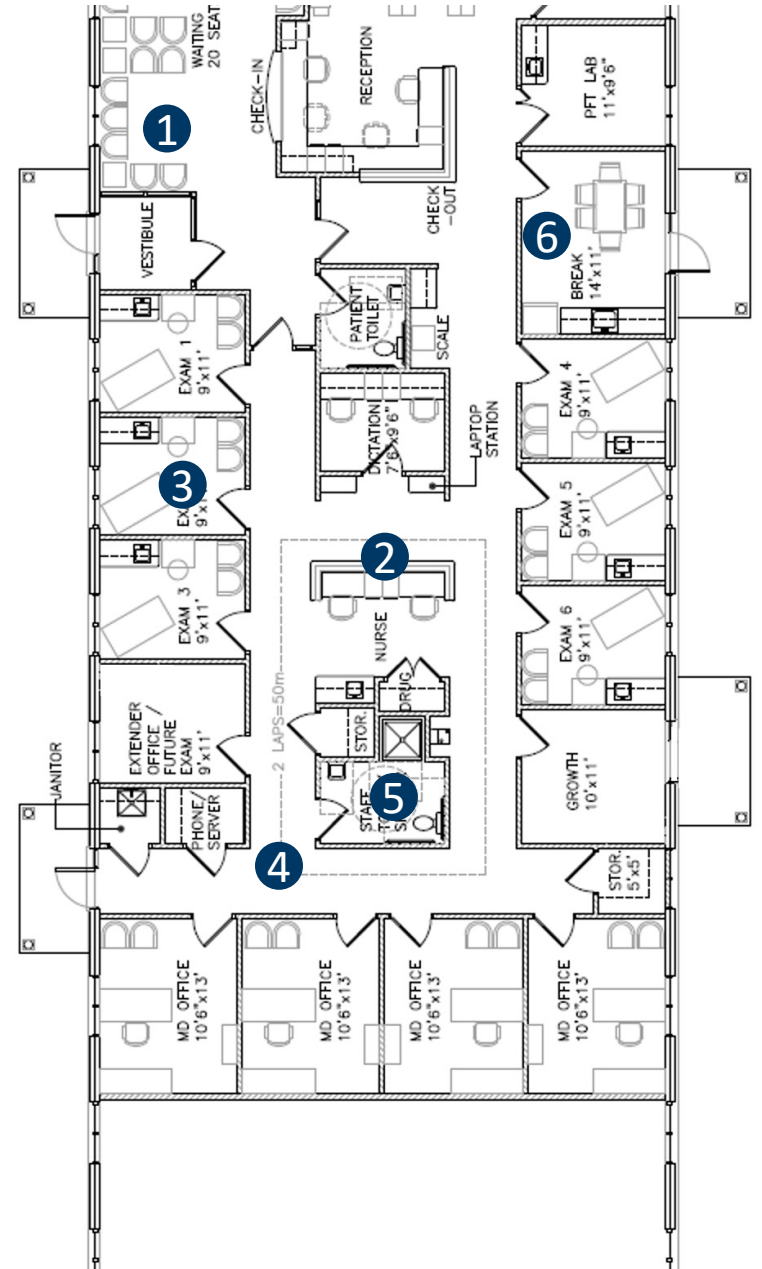
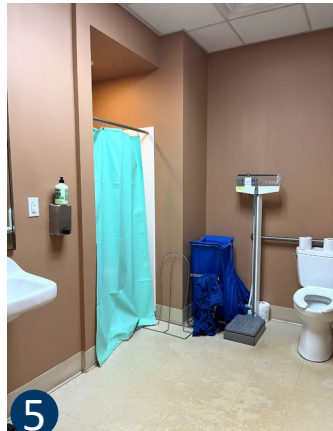


TERM

3.5-year sublease

Longer term options available

SUITE FLOOR PLAN



NEIGHBORHOOD DETAILS

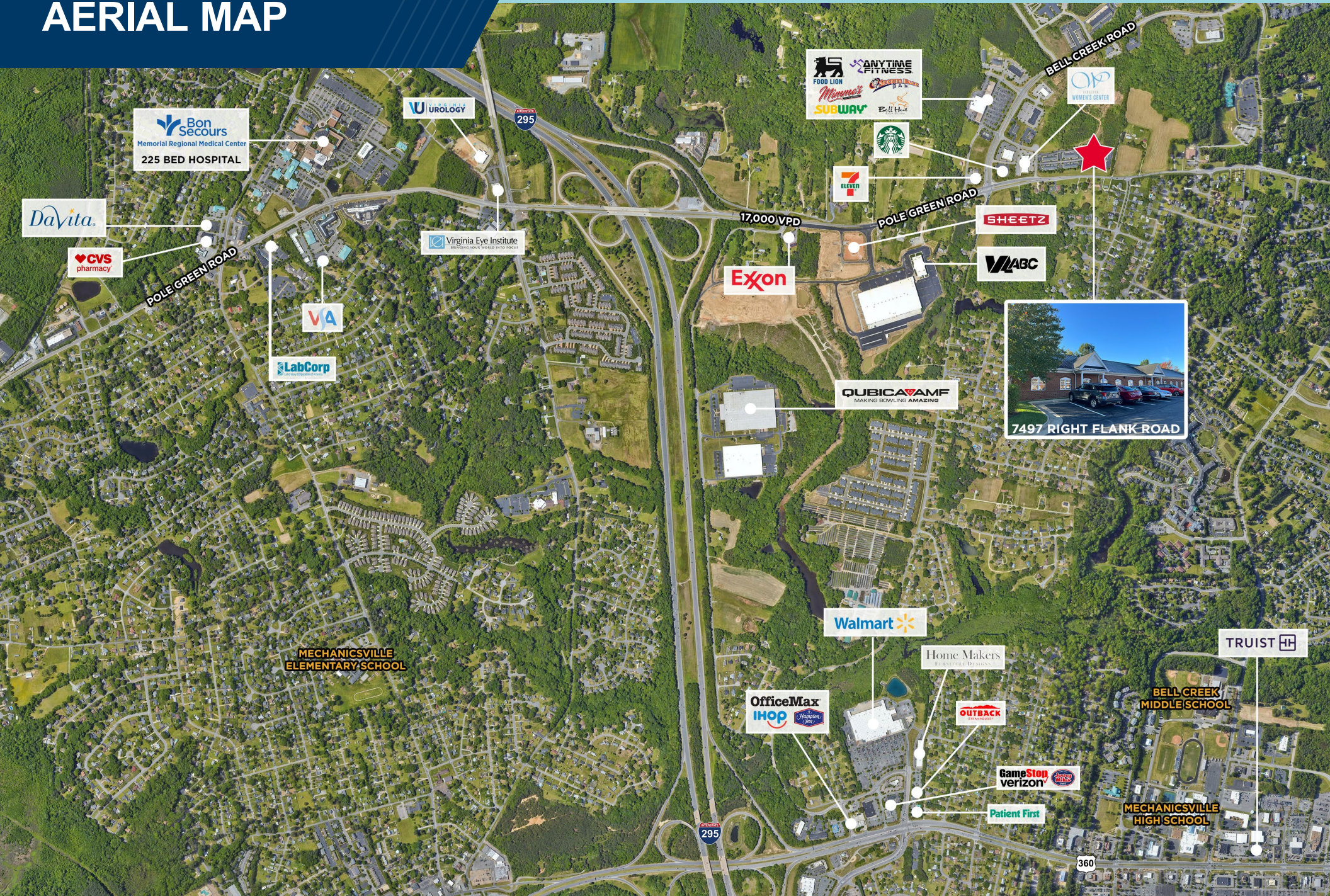


- Join medical practices including Virginia Cardiovascular, Hanover Endocrinology, Achilles Foot & Ankle, Dermatology Associates of Virginia, Virginia ENT, Richmond Pediatric Associates and more
- Easy access to nearby retailers including Starbucks, Subway, Mimmo's Italian Restaurant and more
- 2.9 Miles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





BIRCK TURNBULL

Senior Vice President

804 697 3493

birck.turnbull@thalhimer.com

KATE HOSKO

Vice President

804 344 7169

kate.hosko@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.