

# FOR LEASE

1417 ANDERSON HWY  
Powhatan, VA 23113



S.L. NUSBAUM  
REALTY CO.



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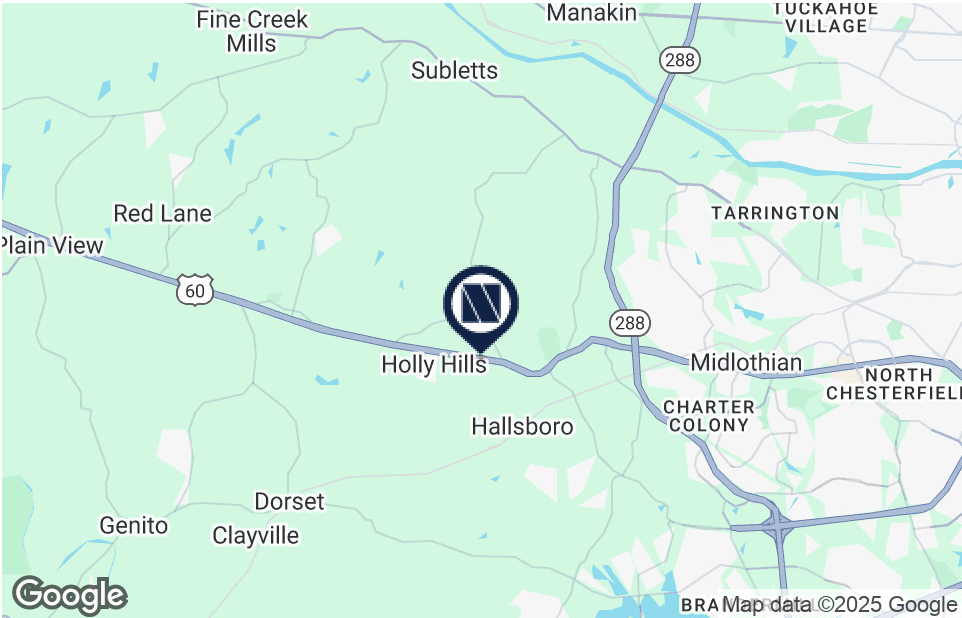
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RETAIL ADVISORS

# PROPERTY SUMMARY

1417 ANDERSON HWY  
1417 Anderson Hwy | Powhatan, VA 23113



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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



# EXTERIOR PHOTO

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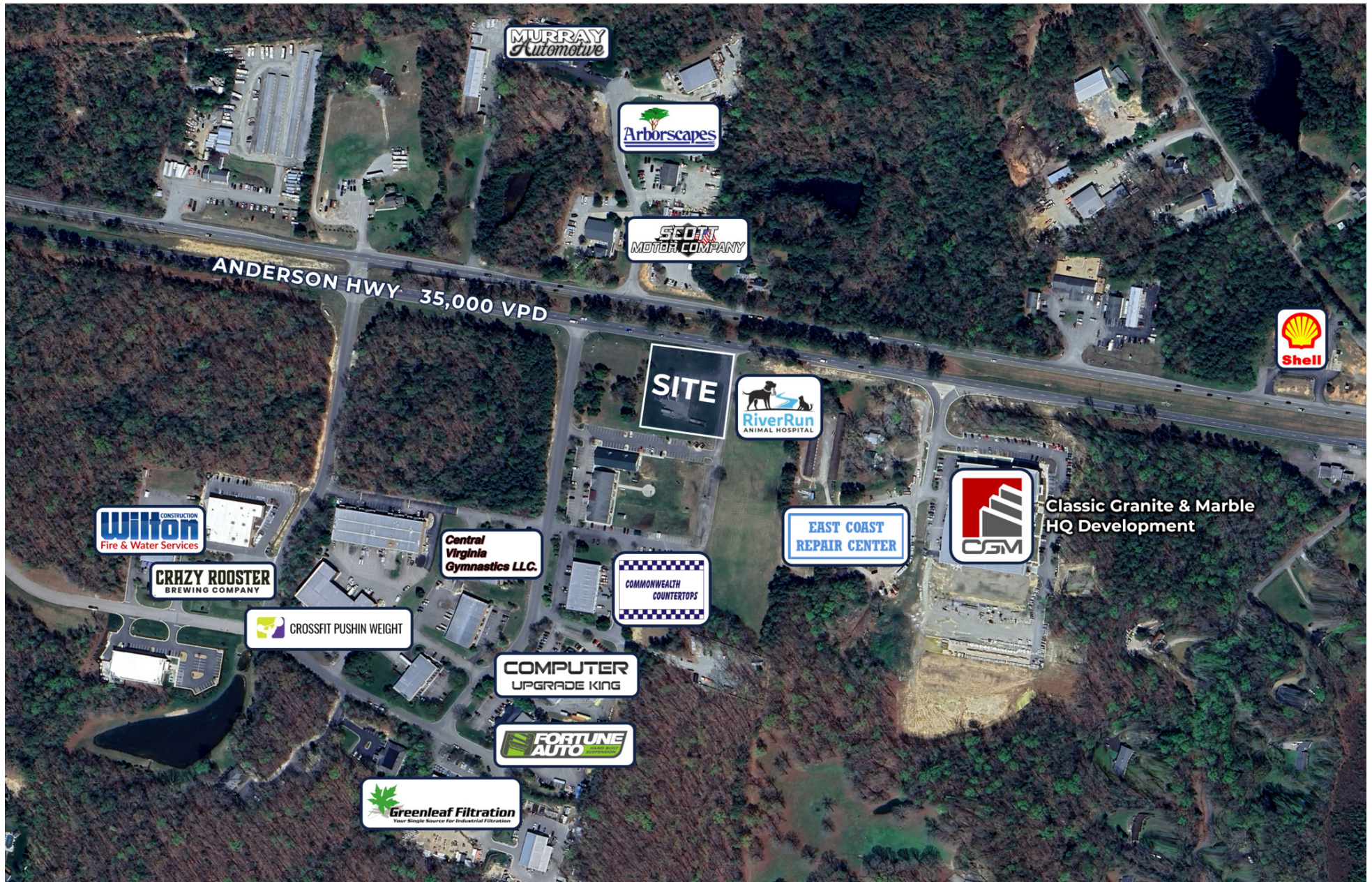
# AREA OVERVIEW

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# TRADE AREA

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# CONTACT INFORMATION

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