

**FOR
LEASE**

GREAT LOCATION

Office Space

10173 Chamberlayne Road | Mechanicsville, VA 23116



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 850 - 3,560± SF Suites Available
- › Full floor available
- › Great Location with frontage on Chamberlayne Road
- › Proximity to I-95 and I-295
- › Ample surface lot parking with a parking ratio of 4.5/1,000± SF and garage space available

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,176	28,338	60,374
AVERAGE HH INCOME	\$211,095	\$205,839	\$158,969
DAYTIME EMPLOYEES	900	6,078	28,939

FOR MORE INFORMATION:

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Senior Associate

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Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.



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FLOOR PLANS

First Floor

1,560± SF



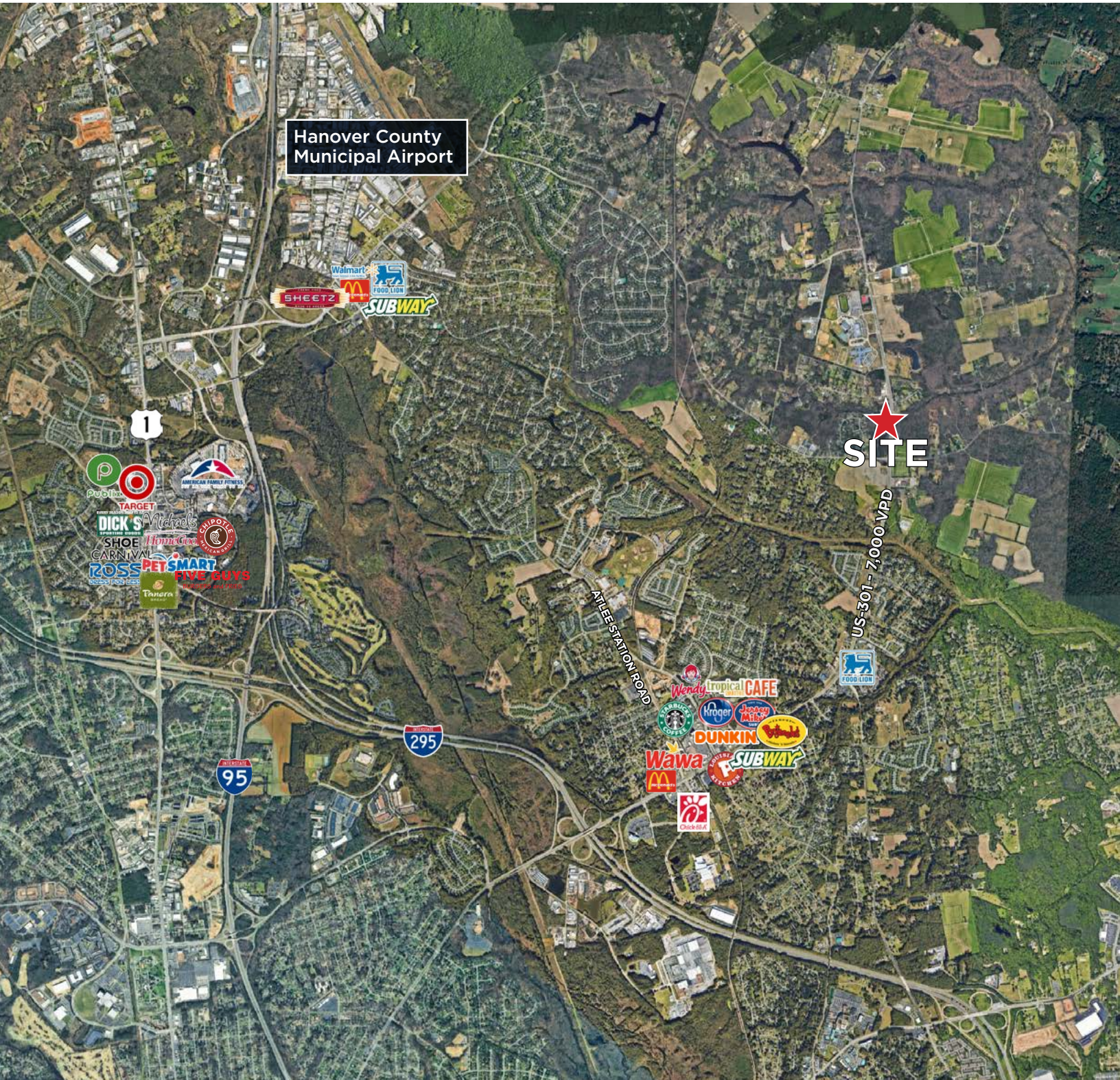
Second Floor

2,000± SF

WHOLE FLOOR AVAILABLE



RETAIL MAP



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