

FOR LEASE

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.



REID CARDON

Commercial Brokerage

O. 804.944.9260

C. 804.683.0361

rcardon@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	Suite 7508 - \$8.00 SF/yr (NNN)
Building Size:	63,568 SF
Available SF:	30,489 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,900	38,760	139,668
Total Households	2,891	15,889	56,731
Average HH Income	\$95,019	\$100,164	\$93,907

PROPERTY OVERVIEW

Tenants include: Dollar General, Surfside Bait & Tackle, Colonial Pharmacy, The Ville Bar & Grill, Stepping Stones Women's Center & MAC Antiques

PROPERTY HIGHLIGHTS

- 0.5 mile from Interstate 295 (102,000 VPD)
- 24,000 VPD on Rt. 360 (Mechanicsville Tpke)

VACANCY OVERVIEW

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	30,489 SF	Lease Rate:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
■ Unit 7508	Available	30,489 SF
■ Unit 7510	Colonial Pharmacy	5,000 SF
■ Unit 7512	Convenience Grocery Tobacco	2,100 SF
■ Unit 7516	Not Available for Lease	5,606 SF
■ Unit 7518	Stepping Stones Women's Center	3,200 SF
■ Unit 7520-7526	The Ville	7,173 SF
■ Unit 7528	Dollar General	10,000 SF



UNIT 7508 AVAILABLE

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.

UNIT 7508
30,489 SF AVAILABLE



TRADE AREA

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM

REALTY CO.



ADDITIONAL PHOTOS

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111



S.L. NUSBAUM

REALTY CO.

REID CARDON

Commercial Brokerage

C. 804.683.0361

O. 804.944.9260

rcardon@slnusbaum.com

NATHAN SHOR

Senior Vice President

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com



COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

XTEAM

RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed 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.