FOR LEASE

MECHANICSVILLE SHOPPING CENTER

7506-7528 Mechanicsville Turnpike | Mechanicsville, VA 23111





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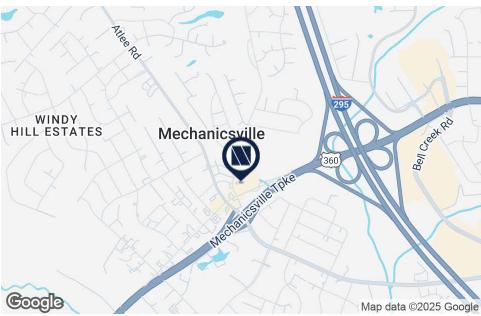
PROPERTY SUMMARY

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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

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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

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TRADE AREA

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ADDITIONAL PHOTOS

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CONTACT INFORMATION

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