



AMAZING BUILT-OUT RETAIL SPACE FOR LEASE

Type:	Retail Storefront Retail
Tenancy:	Multi
Year Built:	2000
GLA:	+/- 3,800 SF
Parking Ratio:	4.44/1,000 SF (125 Spaces)
Stories:	1

LAND INFORMATION

Land Acres:	1.53 AC
Zoning:	B-1
Land SF:	66,647 SF

LOCATION

Submarket:	Mechanicsville
Market:	Richmond, VA
County:	Hanover

Inquiries:

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PROPERTY HIGHLIGHTS

STRATEGIC POSITION:

Located in the heart of Mechanicsville, VA, commercial corridor with easy access to major highways and public transportation.

THRIVING BUSINESS DISTRICT

Surrounded by a mix of established businesses and emerging enterprises, offering great networking opportunities and a dynamic business environment.

SPACIOUS LAYOUT:

3,800 square feet of adaptable shell space, perfect for offices, retail, or other commercial uses.

HIGH CEILINGS:

12ft ceilings allowing for a comfortable spacious atmosphere.

PARKING:

125 ample parking space available for employees and clients.

CUSTOMIZABLE INTERIORS:

The open floor plan allows for easy customization to suit your specific business needs.

HIGH VISIBILITY:

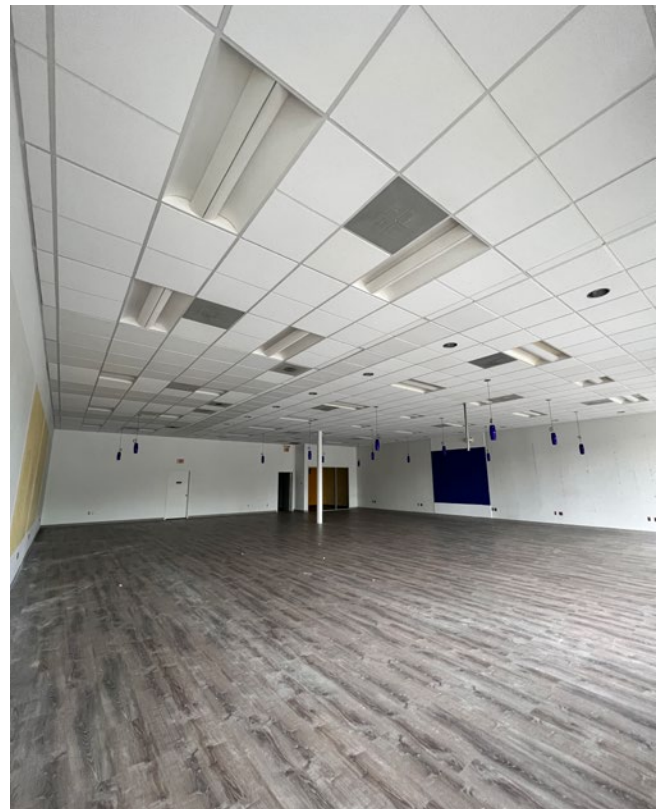
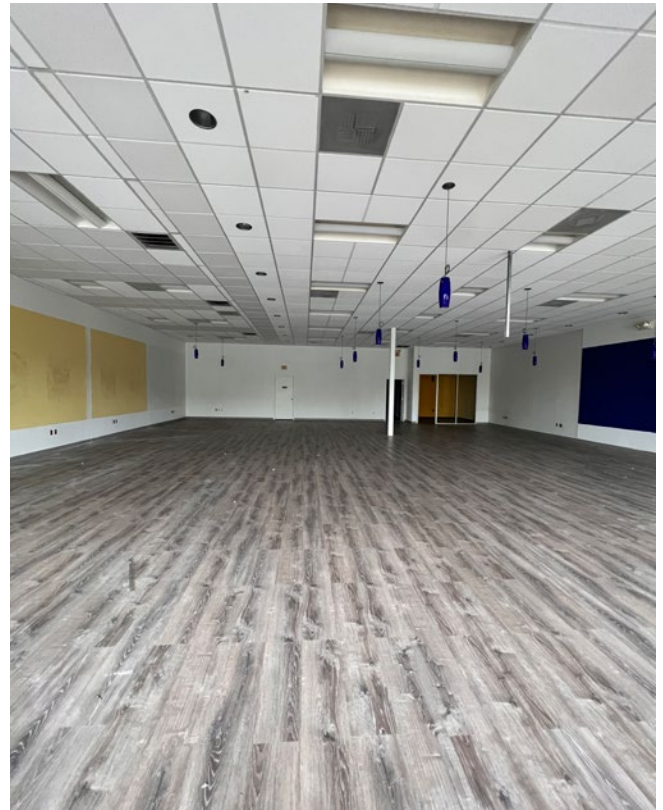
Located in a high-traffic area, providing excellent visibility for your business. Adjacent to high traffic business such as WaWa, Lowes, and Publix.

ECONOMIC GROWTH:

Benefit from the economic growth and development in the Mechanicsville area, making it an ideal location for your business to thrive.

SIGNAGE:

Property offers monument signage.



BY THE NUMBERS



34,350

Total Employees
3 Mile Radius



\$99,190

Average HH Income
3 Mile Radius



33,253

Total Population
3 Mile Radius

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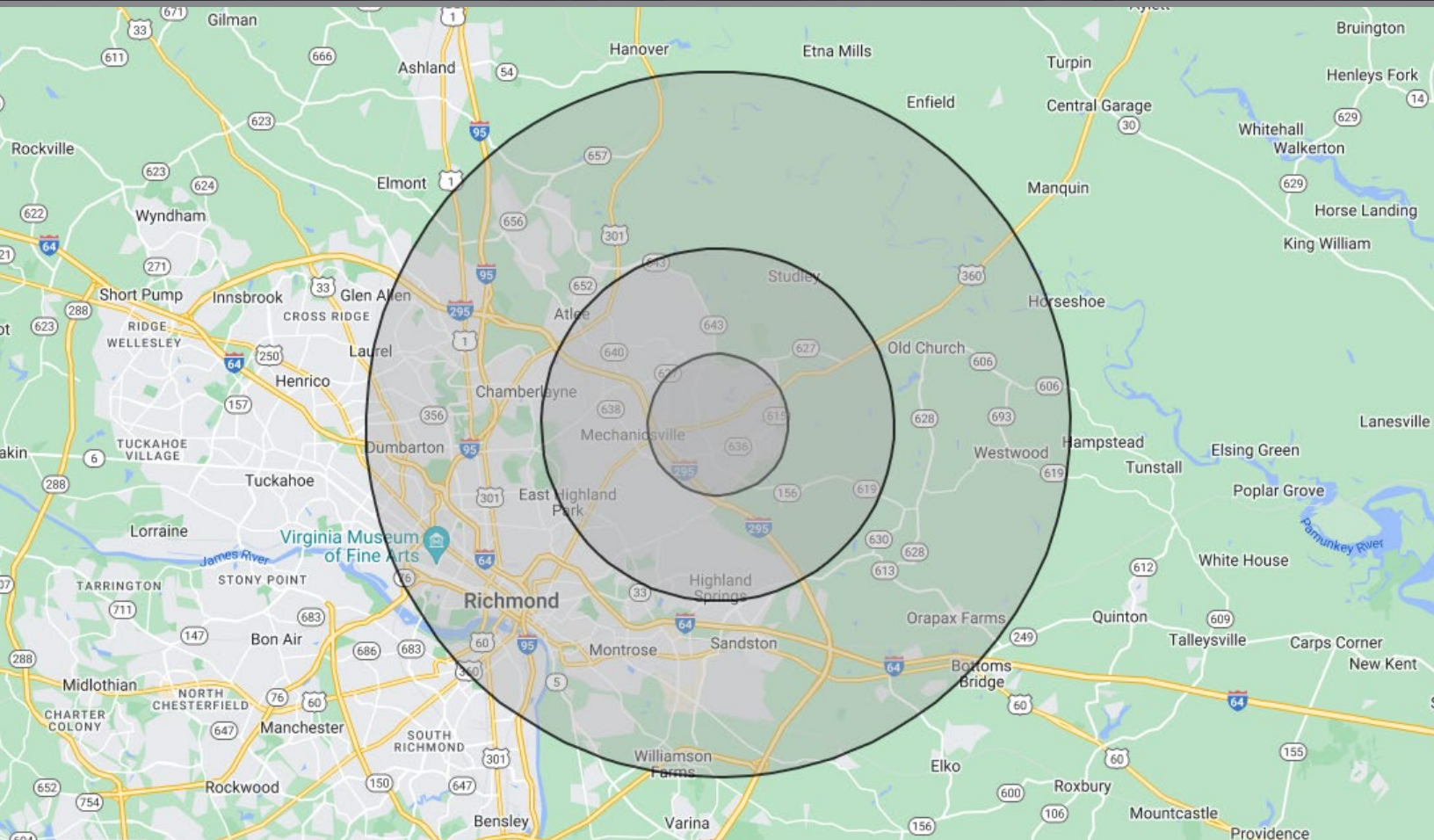


51 BIKE SCORE



**RICHMOND
INTERNATIONAL
AIRPORT (7 MILES)**





POPULATION	2 Miles	5 Mile	10 Miles
Total Population	23,166	76,877	361,519
Average Age	40.9	40.9	37.9
Bachelor's Degree or Higher	35%	30%	34%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	8,597	29,792	150,874
# Of Persons Per HH	2.7	2.6	2.3
Average HH Income	\$102,093	\$90,785	\$83,039
Average House Value	\$249,505	\$234,904	\$247,241

**Demographic data derived from 2022 US Census*

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