

Mechanicsville Flex Space

Owner Occupant Potential

EXCLUSIVE LISTING

**FOR
SALE**



20  08
**ONE SOUTH
COMMERCIAL**

10211 CHAMBERLAYNE RD,

RICHMOND, VA 23116

 **\$685,000**

PROPERTY HIGHLIGHTS

- ✓ **HIGH VISIBILITY LOCATION**
- ✓ **OWNER OCCUPANCY AVAILABLE**
- ✓ **AMPLE PARKING**
- ✓ **OFFICE/WAREHOUSE SPACE**

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One South Commercial is pleased to bring to market 10211 Chamberlayne Rd, a 3,080 SF commercial property with a 480 SF garage prime for an owner user.

The property allows a business owner to place their business just a short 15 minute drive from the heart of downtown Richmond and just minutes away from the I-295.

The B3 zoning allows for a large variety of business operations including:

- General contractor/ repair shop
- Vocational schooling
- Tire sales and service
- Warehousing, storage, wholesaling, and distribution
- Animal hospital or kennel

Key Property Highlights:

- **Potential Market Rent \$3600 NNN**
- Available to owner occupy in July of 2025
- 0.7 acre lot provides for ample parking
- Three outdoor sheds for storage

QUICK FACTS

ADDRESS | 10211 Chamberlayne Rd,
Richmond, VA 23116

PID | 8707-64-6205

ZONING | B-3

LOT SIZE | 0.701 AC

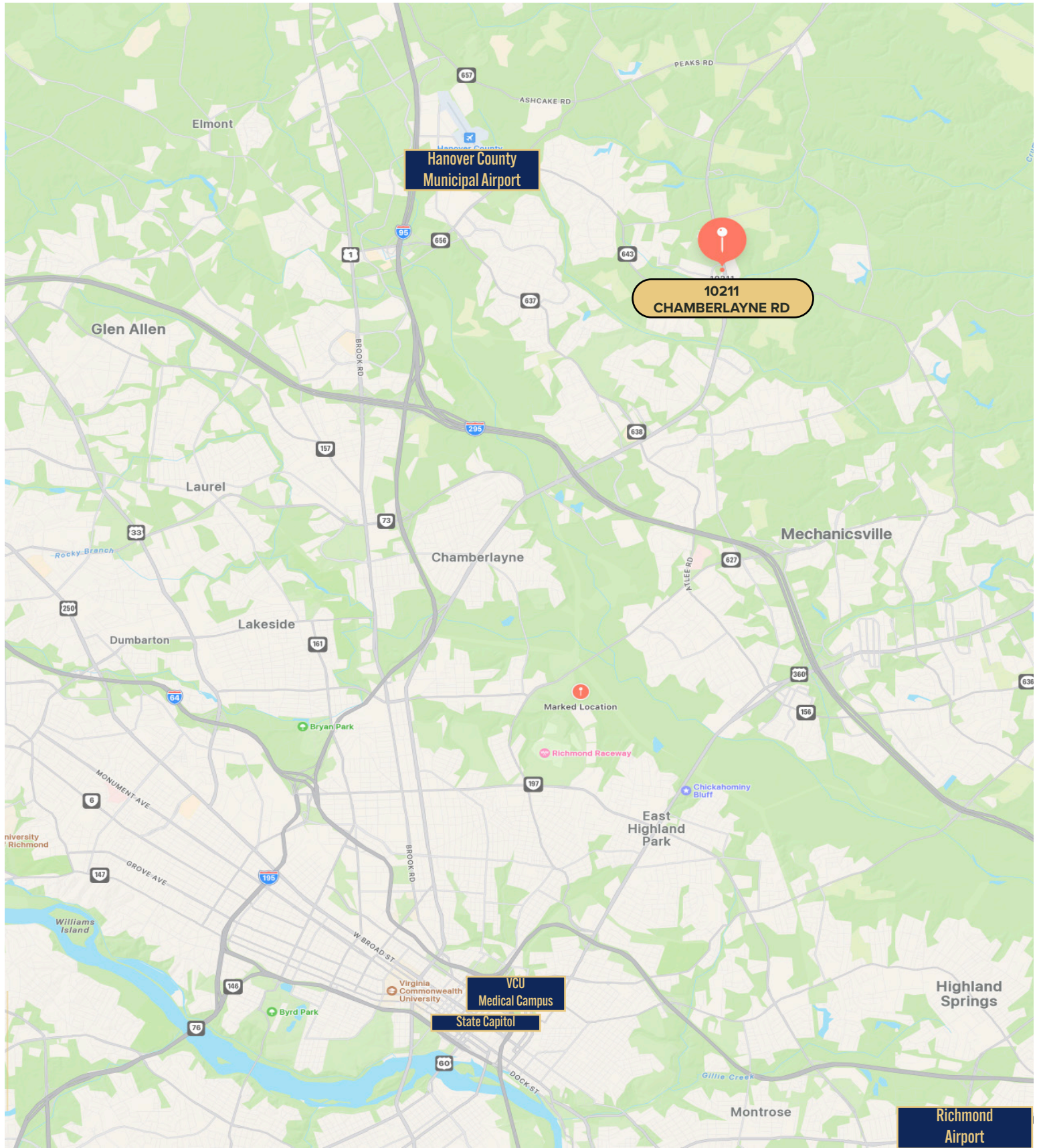
GLA | 3,080 SF + 480 Garage

SALE PRICE | \$685,000









Mechanicsville

: A Growing Hub of Commerce and Community

Located just minutes northeast of downtown Richmond, Mechanicsville has transformed from its historic roots into one of Central Virginia's most vibrant and thriving commercial corridors. As a key part of Hanover County, this area boasts a unique blend of small-town charm and modern conveniences, making it an attractive location for both businesses and residents alike.

A Thriving Economy

Mechanicsville's strategic location near major highways, including I-295 and Route 360, positions it as a critical gateway for commerce in the region. This accessibility has spurred steady economic growth, drawing diverse industries such as healthcare, retail, logistics, and professional services. The area has seen a rise in commercial development, with new retail centers, medical facilities, and office spaces emerging to meet increasing demand.

Strong Demographics and Community Appeal

With a population that continues to grow, Mechanicsville enjoys strong demographics ideal for businesses seeking to capitalize on a stable and affluent customer base. The community's well-regarded schools, numerous parks, and access to amenities make it an attractive location for families and professionals. This, in turn, supports a vibrant local economy with high foot traffic for retail businesses and opportunities for expansion across sectors.

Business-Friendly Environment

Hanover County has cultivated a reputation for being business-friendly, offering incentives and support for companies looking to establish or expand in the area. With an emphasis on sustainable growth and economic development, Mechanicsville is poised for continued success, making it an ideal destination for entrepreneurs, established businesses, and investors seeking long-term opportunities.

Future Development

As more people are drawn to Mechanicsville's unique mix of historic charm and modern convenience, the area is expected to see further commercial and residential development. Projects on the horizon include mixed-use developments that will further enhance the local economy and create new opportunities for businesses to thrive in a growing market.

A Place to Invest

Whether you're looking to establish a new commercial presence or expand your business, Mechanicsville offers an ideal balance of location, infrastructure, and community support. With its growing economy, convenient access to Richmond and surrounding areas, and a bright future, Mechanicsville is the perfect place for your next investment.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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