



**OFFICE BUILDING FOR LEASE**

**1812 S CHURCH ST**

SMITHFIELD, VA 23430



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Highly Visible Professional Office Available at Bens Church & South Church in Smithfield, VA

### PROPERTY HIGHLIGHTS

- Sub-Lease Available for "Fresenius Kidney Care"
- Office / Medical Office
- Modern office building with open plan, collaboration zones, conference facilities, and flexible fit-outs
- Single-story
- Ample parking
- Ample visibility
- Signalized intersection of Bens Church Blvd (US-10 / 258) – 17,000VPD & South Church Road – 13,000VPD

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$21.00 SF/yr (TBD)
<b>Number of Units:</b>	4
<b>Available SF:</b>	5,352 SF
<b>Lot Size:</b>	24,832 SF
<b>Building Size:</b>	8,000 SF

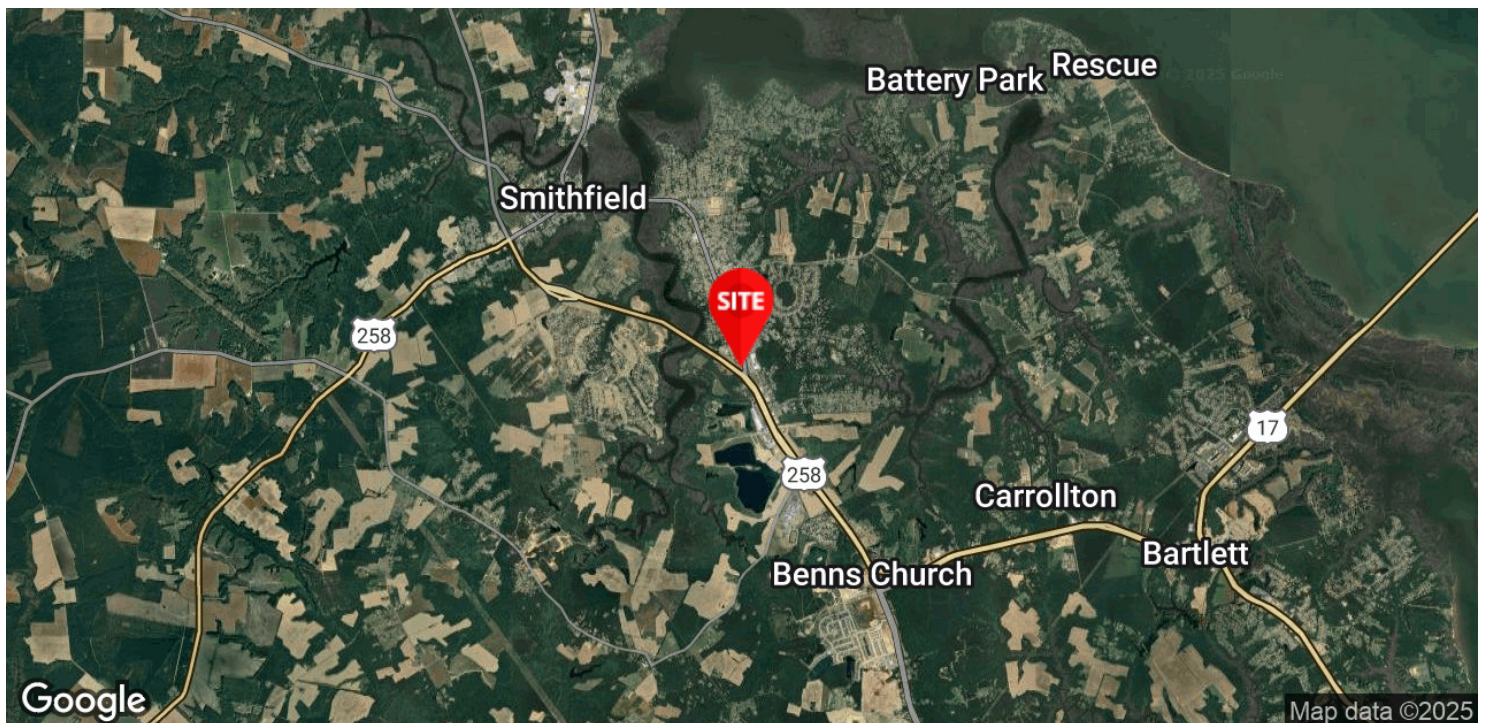
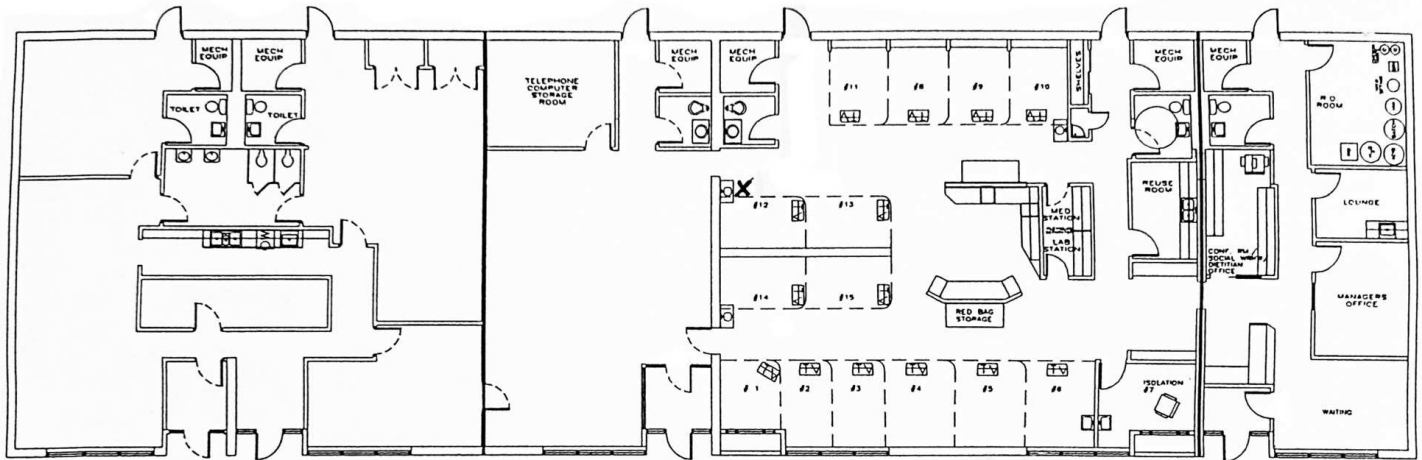
### DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	1,220	5,513	9,306
<b>Total Population</b>	3,258	14,016	23,594
<b>Average HH Income</b>	\$143,711	\$139,100	\$138,193

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## FLOOR PLANS & LOCATION MAP

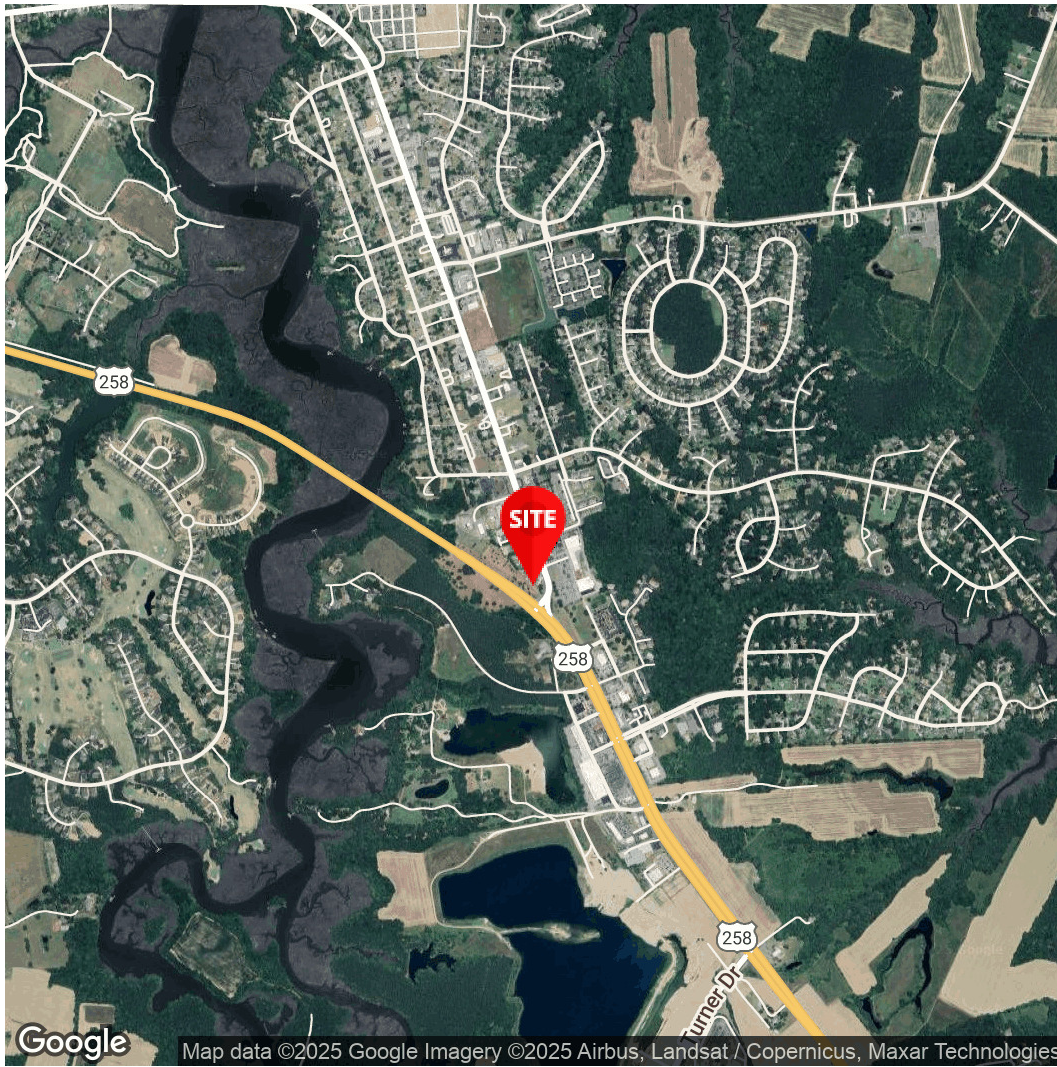


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## ADDITIONAL PHOTOS





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