

FOR LEASE

POLLARD & BAGBY
REAL ESTATE

8253 Crown Colony Pkwy, Mechanicsville, VA 23116



PROPERTY FEATURES:

- Available Suites:
 - Suites 102 - 2,262 RSF - Open layout
 - Suite 100 - 2,367 RSF - Built out, move-in ready. Can be subdivided.
 - Suite 200 - 695 RSF - Second floor walk-up, move-in ready.
- Full-service lease
- 30 on-site parking spaces
- Direct frontage on Route 301 with excellent traffic exposure
- Signage opportunities available for prominent business visibility
- Zoned B-2 (Hanover County)
- Conveniently located in the heart of Mechanicsville with easy access to surrounding retail, dining, and major thoroughfares.

CONTACT:

G. Scott White, SIOR, CCIM

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Lebs Breedon, CCIM

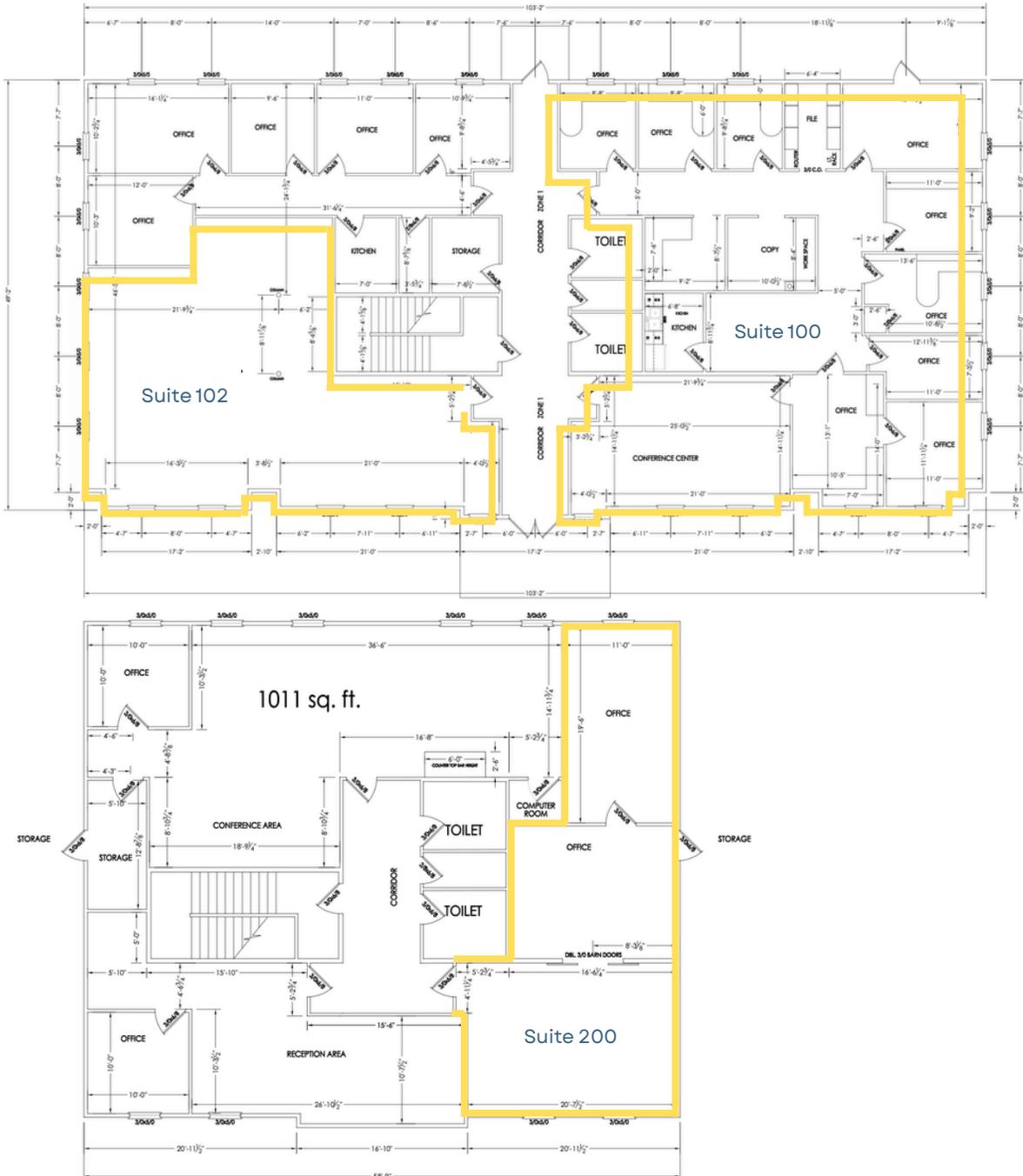
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Layout:



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