

MEDICAL OFFICE FOR LEASE  
**7497 RIGHT FLANK ROAD**  
MECHANICSVILLE, VIRGINIA 23116



**EXISTING MEDICAL BUILD-OUT**  
SUITE 520 AVAILABLE

4,130 RSF  
AVAILABLE FOR  
SUBLEASE

**BIRCK TURNBULL**  
Senior Vice President  
804 697 3483  
birck.turnbull@thalhimer.com

**KATE HOSKO**  
Vice President  
804 344 7169  
kate.hosko@thalhimer.com



# PROPERTY HIGHLIGHTS



## SQUARE FOOTAGE

4,130 RSF Available



## ON SITE PARKING

Surface Parking



## SIGNAGE

Building Signage Available



## FEATURES

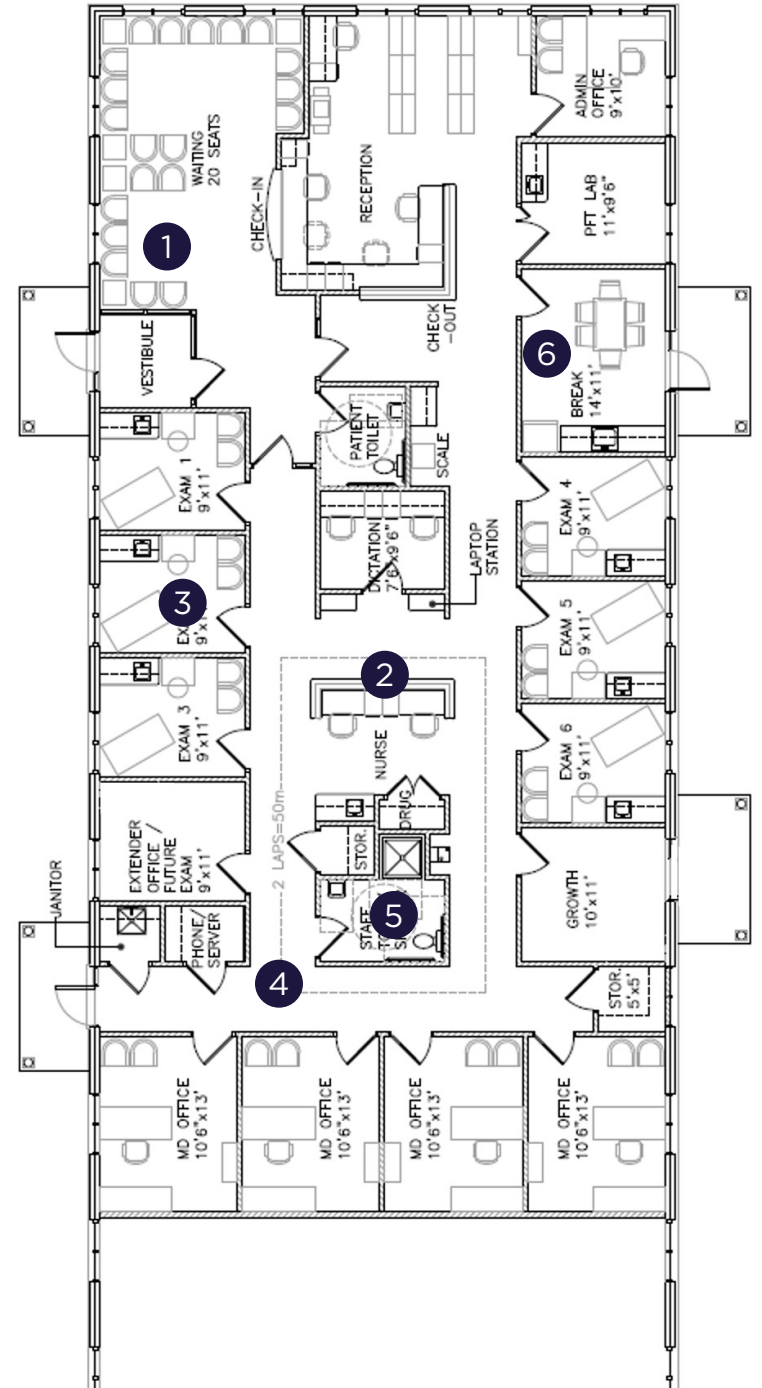
- Located in bustling Bell Creek Square Medical & Office Park
- Easy access off Pole Green Road or at Bell Creek & Pole Green
- Two miles from Bon Secours Memorial Regional Medical Center
- One mile from I-295
- Professional medical park setting
- Private entry
- Interior in excellent condition



## TERM

3.5-year sublease  
Longer term options available

# SUITE 520 FLOORPLAN



# NEIGHBORHOOD DETAILS

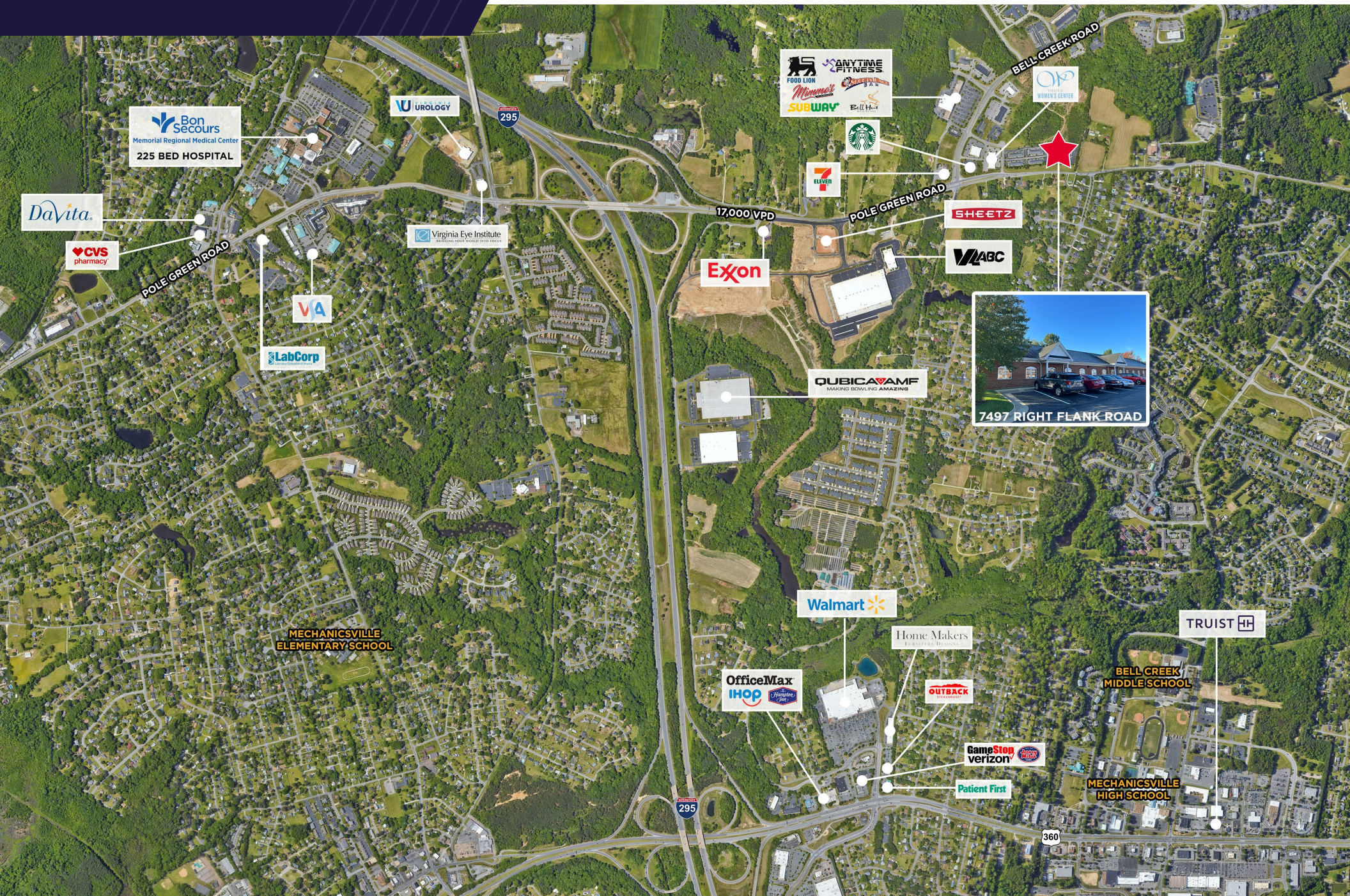


- Join medical practices including Virginia Cardiovascular, Hanover Endocrinology, Achilles Foot & Ankle, Dermatology Associates of Virginia, Virginia ENT, Richmond Pediatric Associates and more
- Easy access to nearby retailers including Starbucks, Subway, Mimmo's Italian Restaurant and more
- 2.9 Miles from Bon Secours Memorial Regional Medical Center

	Population	# of Households	Avg. Household Income	Education Levels
1 Mile	5,250	2,036	\$120,242	33% Bachelor's Degree
3 Mile	38,586	5,182	\$111,521	28.4% Bachelor's Degree
5 Mile	73,512	28,930	\$110,898	26.9% Bachelor's Degree
10 Miles	378,937	164,341	\$94,612	25.7% Bachelor's Degree



# PROPERTY AERIAL





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