



Patriots Corner

9158 Atlee Rd, Mechanicsville, VA 23116



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Patriots Corner

\$22.00 /SF/Yr

Join Walgreens, Auto Zone, Subway, & Connects Credit Union. Stand alone building at Chamberlayne & Atlee Roads less than one mile north of I-295 across from Rutland Commons and Kroger...

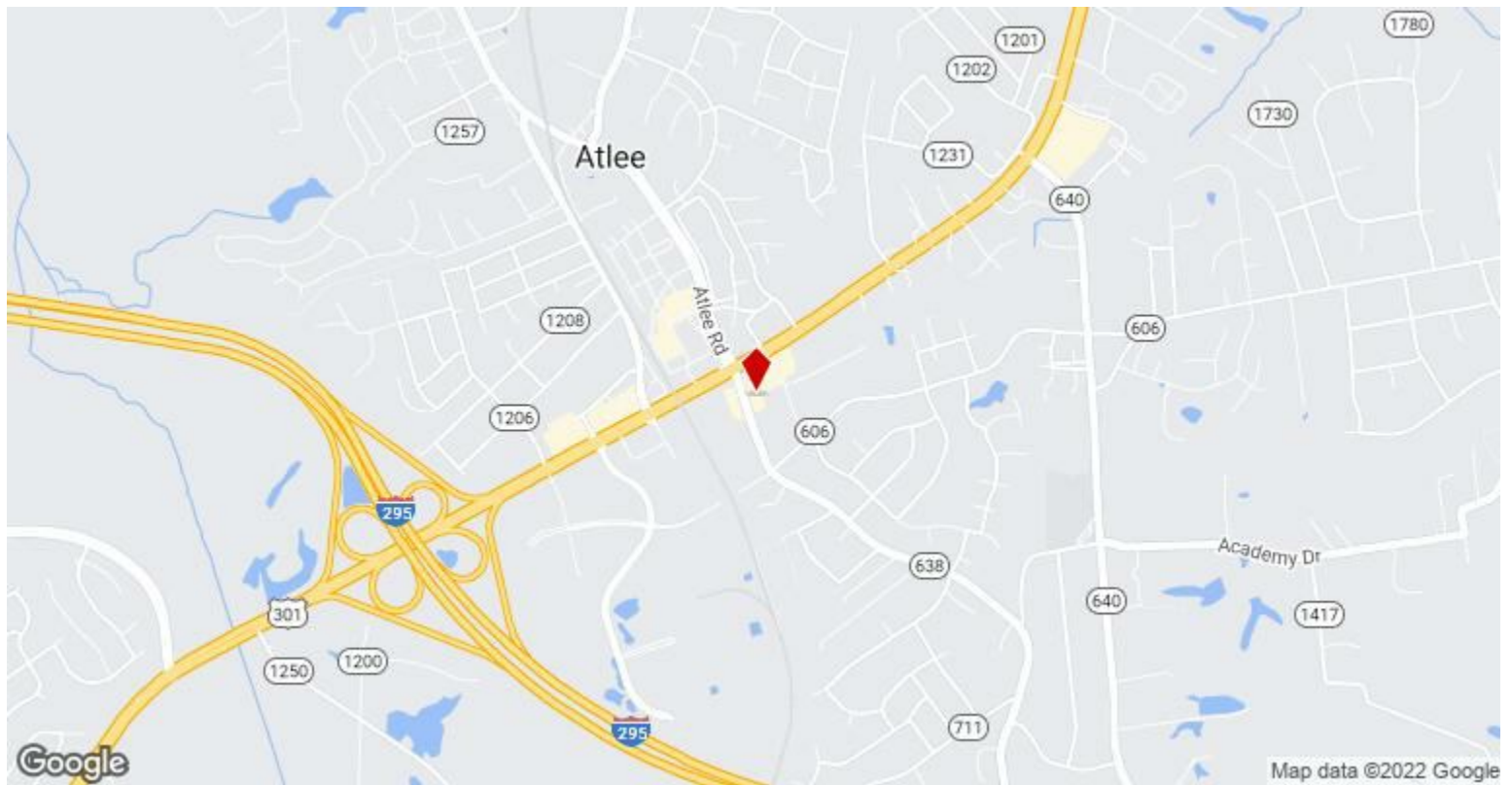
- Heavy daytime traffic; stand alone building



Rental Rate:	\$22.00 /SF/Yr
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	4,970 SF
Year Built:	2012
Walk Score ®:	51 (Somewhat Walkable)
Taxes:	\$2.04 /SF/Yr
Insurance:	\$1.00 /SF/Yr
Common Area Maintenance:	\$5.00 /SF/Yr

1st Floor

Space Available	4,970 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	January 31, 2023
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



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Property Photos



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Floor Plan



Interior 1

Property Photos



Interior 2



Interior 3