

FOR LEASE

CREATIVE OFFICE SPACE



THE DELTA CENTER

710 S. 6th Street | Hopewell, VA 23860



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › Under new ownership!
- › Exterior and interior renovations underway
- › 4,515± RSF up to 21,515± SF available
- › Amenities will include shared conference room and vending area
- › Conveniently located at the signalized intersection of Winston Churchill Dr. (Route 156) and South 6th Street
- › Just minutes to Interstate 295, Meadowville Technology Park and Fort Lee
- › Ample parking
- › Lease Rate:
First Floor: \$18.50 PSF, Full Service
Second Floor: \$17.00 PSF, Full Service

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,515	31,512	58,245
AVERAGE HH INCOME	\$67,215	\$84,092	\$99,233
DAYTIME EMPLOYEE	4,606	9,283	19,220

For more information:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



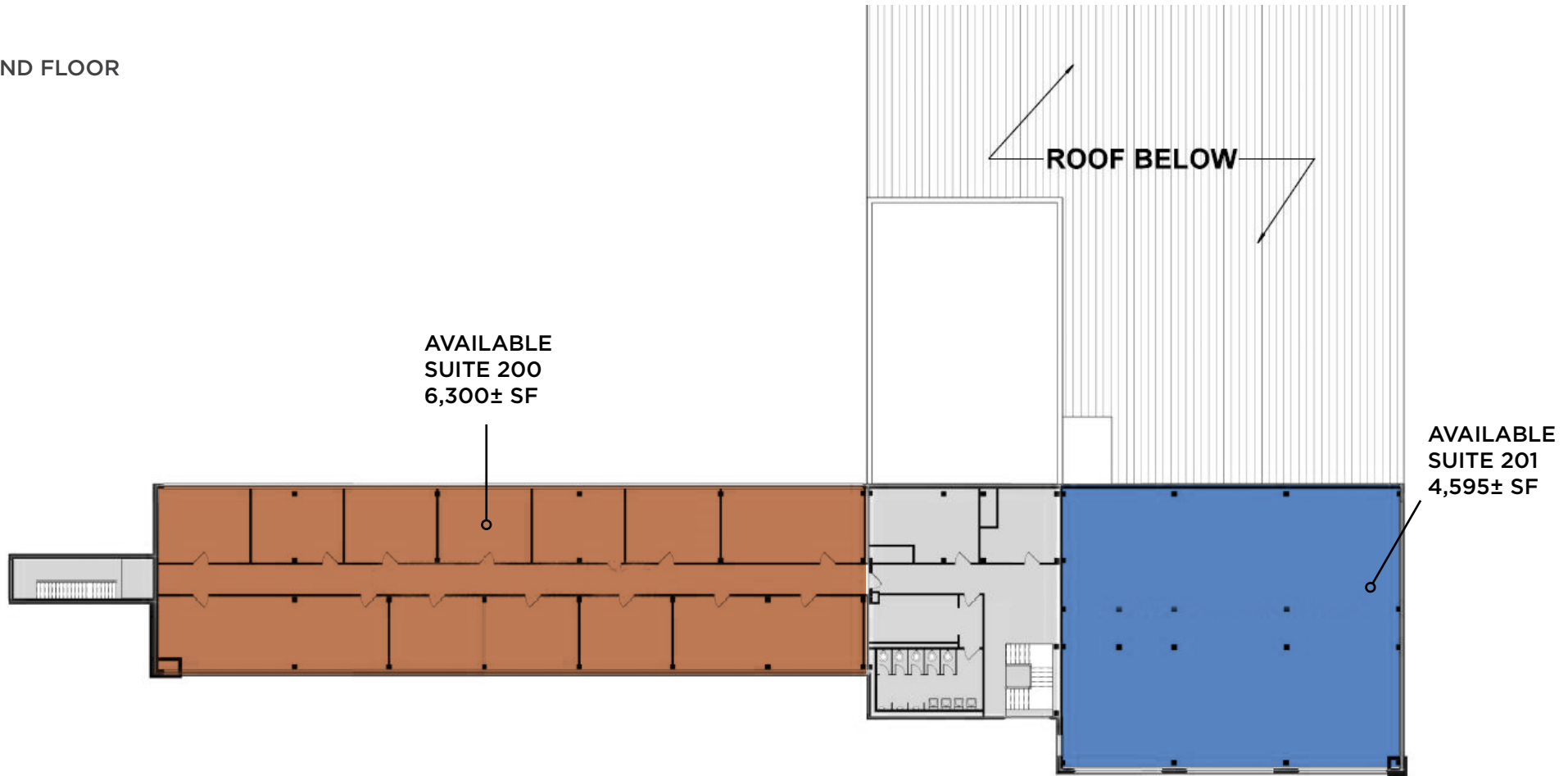
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR





WELLS FARGO

FAMILY DOLLAR

ROSES

Save a lot
food stores

DOLLAR GENERAL

RITE AID

THE DELTA CENTER

Elm Street

S 6th Avenue

Winston Churchill Drive