

# FOR LEASE

2,400 SF OFFICE SPACE AVAILABLE

11531 Nuckols Rd | Glen Allen, VA 23059



**S.L. NUSBAUM**  
REALTY CO.



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**PROUD PARTNER**

**XTEAM**  
RETAIL ADVISORS



# PROPERTY SUMMARY

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## OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	9,702 SF
Available SF:	2,400
Zoning:	O-S

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,433	43,719	116,242
Daytime Population	8,611	57,214	120,310
Total Households	2,456	15,348	44,311
Average HH Income	\$221,572	\$201,705	\$163,383

## PROPERTY OVERVIEW

### Office Space Available

### PROPERTY HIGHLIGHTS

- Immediate access to I-295
- Close proximity to Innsbrook Business Park
- Direct entry / Park at door

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# INTERIOR PHOTOS

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# TRADE AREA

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# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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