

For
Lease

Goochland Flex Office for Lease

2753 DOGTOWN RD. GOOCHLAND, VA 23063-2424



Property Description

1500-2100 SF 4 large rooms for Office/ Flex Uses w/large outdoor patio, parking - located between Richmond and Charlottesville, just 3.5 miles from I-64. Previous uses include food preparation, restaurant, catering, and office space. There is a large room 30'x35' w/9' Hood, Exhaust Fan, Fire Suppression, Sinks) (3 Rooms@15'x30' each and , 2 Bathrooms (1 ADA Compliant), 4 exterior doors.

Property Highlights

- Office or Retail Flex Uses
- Hood with Exhaust
- ADA Compliant
- Parking

Offering Summary

Lease Rate:	\$15.00 SF/yr (MG; NN)
Number of Units:	2
Available SF:	600 - 2,100 SF
Building Size:	1,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	32	139
Total Population	22	93	398
Average HH Income	\$179,115	\$179,115	\$173,333



Susan Haas, MURP Principal Broker

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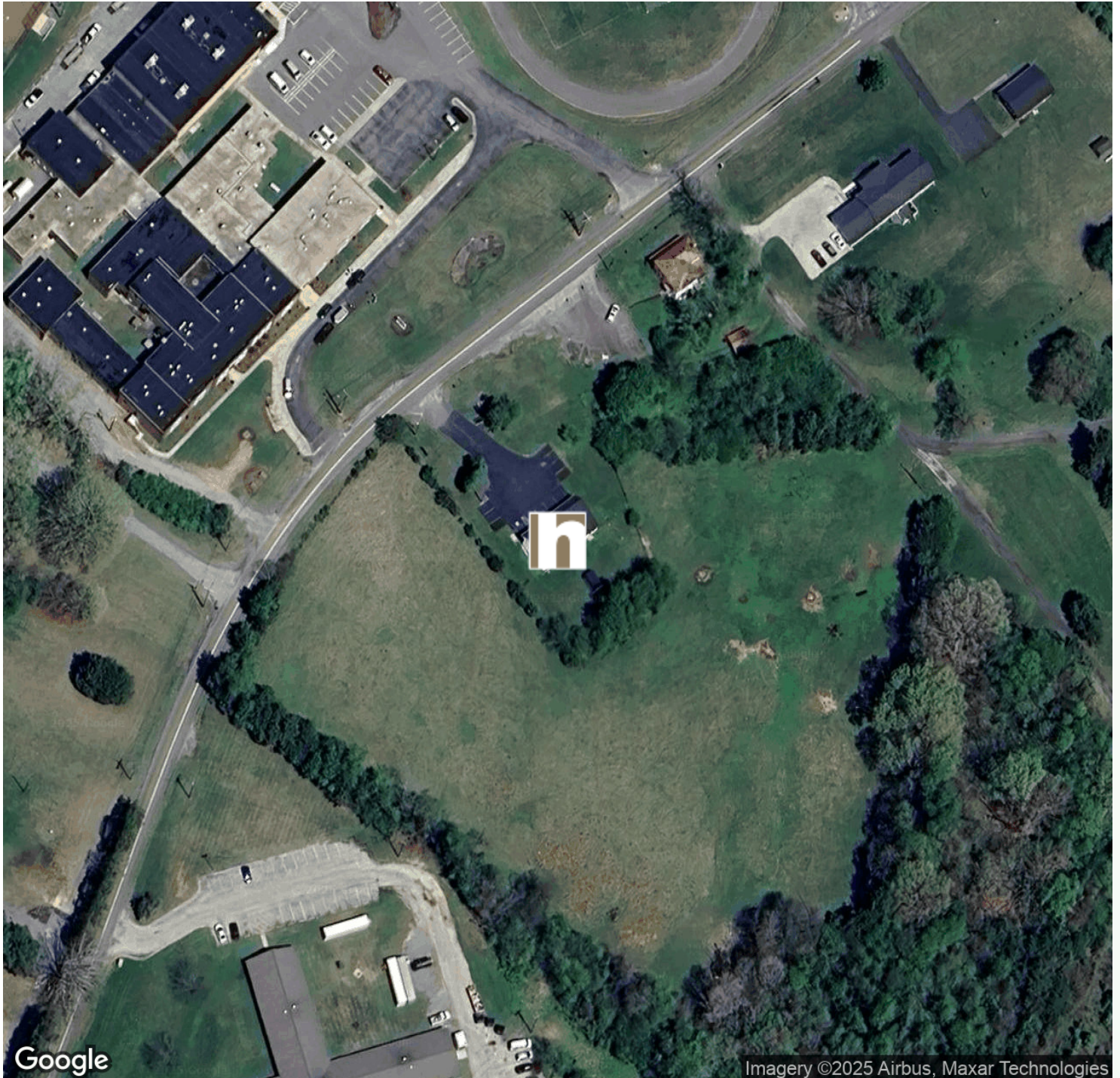
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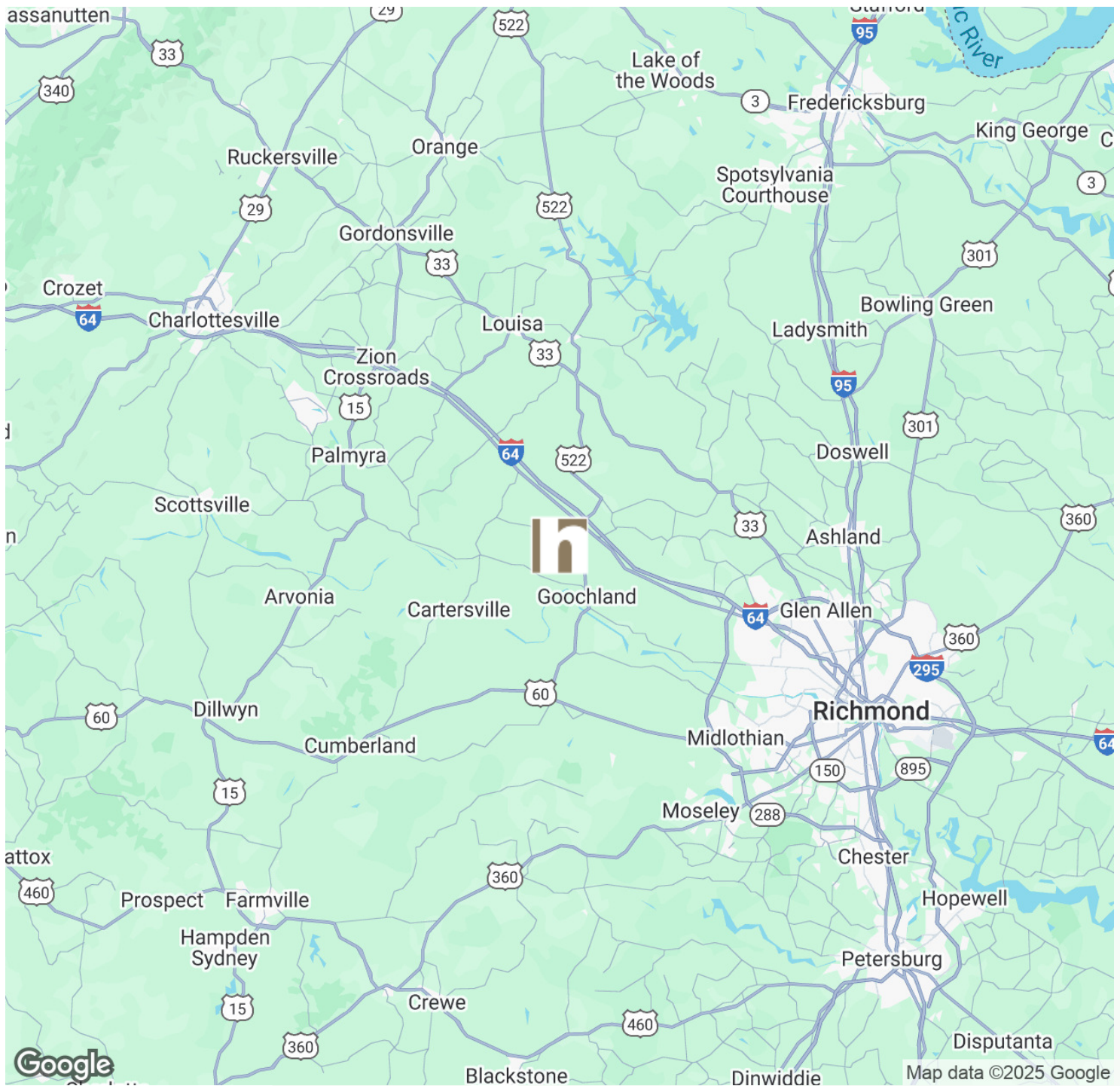
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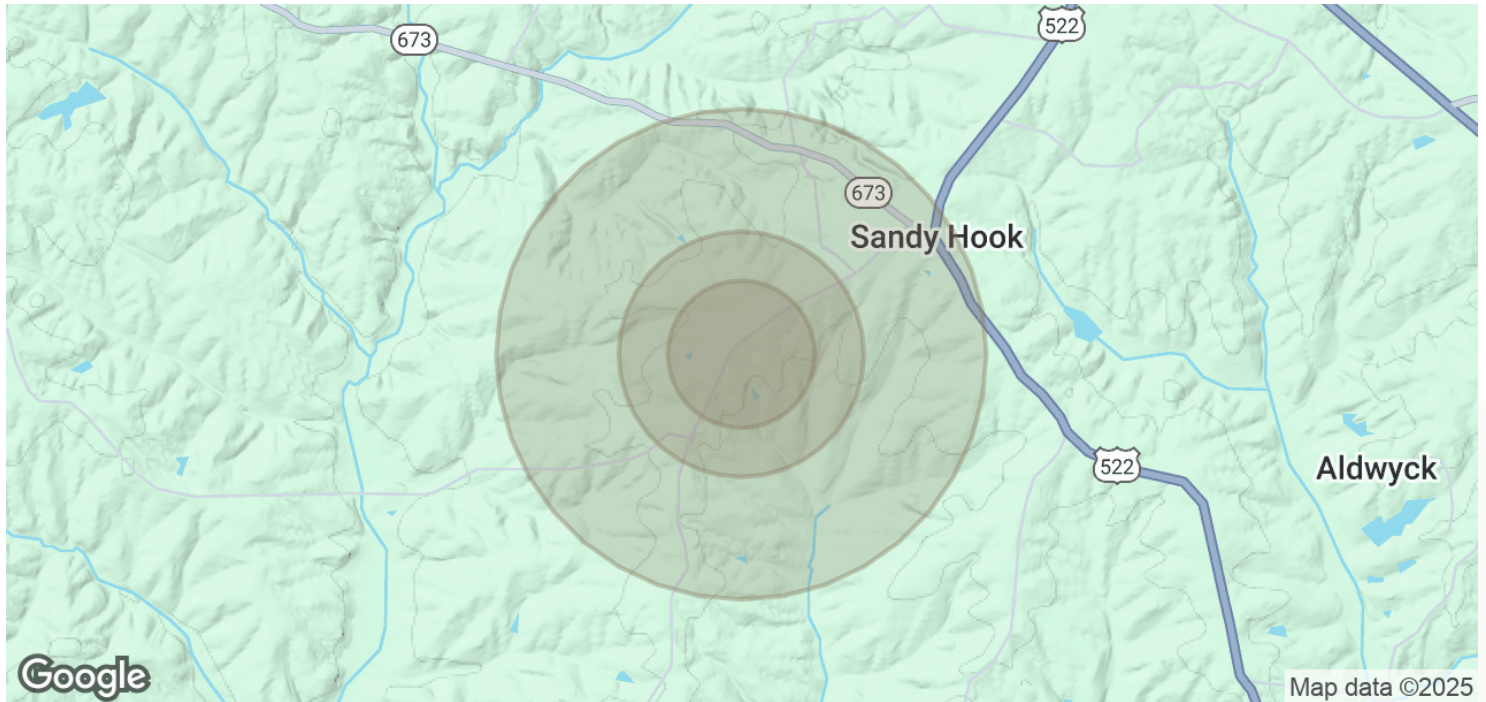
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	22	93	398
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	44	44	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	32	139
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$179,115	\$179,115	\$173,333
Average House Value	\$510,960	\$510,960	\$504,169

Demographics data derived from AlphaMap



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