

# FOR SALE OR LEASE

EXISTING MEDICAL BUILD-OUT



## 7497 RIGHT FLANK ROAD

MECHANICSVILLE, VA

*Bell Creek Medical Park | Owner-Occupier Opportunity*



**THALHIMER**

# PROPERTY HIGHLIGHTS



## SQUARE FOOTAGE

- 4,130 RSF Available



## ON SITE PARKING

- Surface Parking



## SIGNAGE

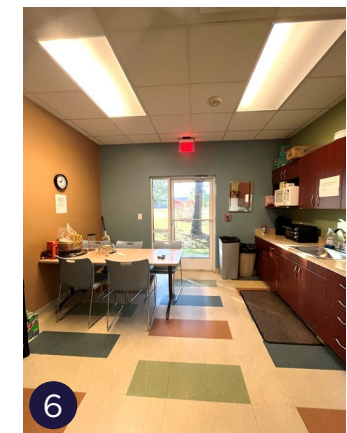
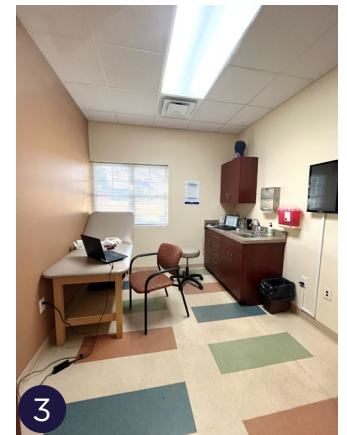
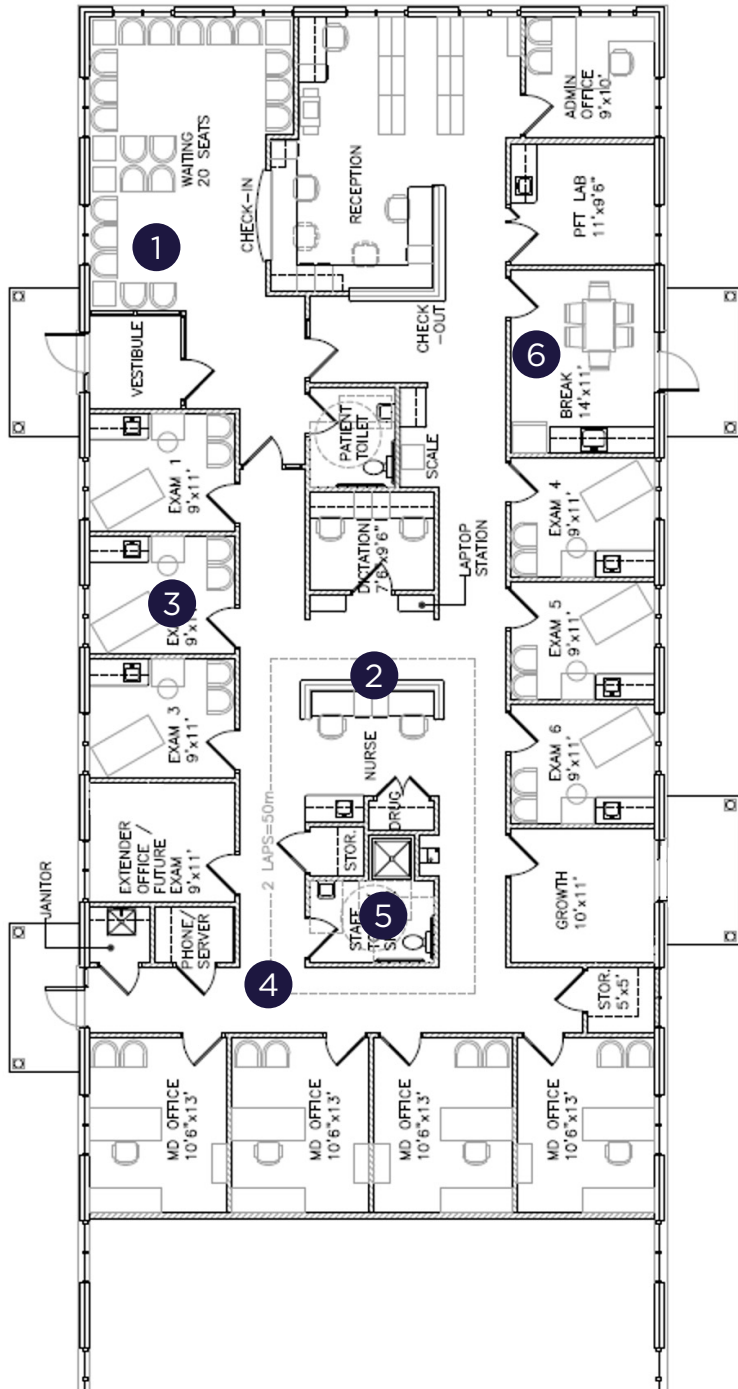
- Building Signage Available



## 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
- Two direct entries into suite





# FLOORPLAN SUITE 520

# 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	5,976	2,381	\$129,361	30.7% Bachelor's Degree
3 Mile	40,810	16,201	\$122,839	26% Bachelor's Degree
5 Mile	74,568	29,568	\$125,836	24.9% Bachelor's Degree
10 Miles	388,503	170,668	\$107,960	27.1% Bachelor's Degree





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