

# FOR LEASE

## CHESTERFIELD MEADOWS

6411-6551 Centralia Road | Chesterfield, VA 23832



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



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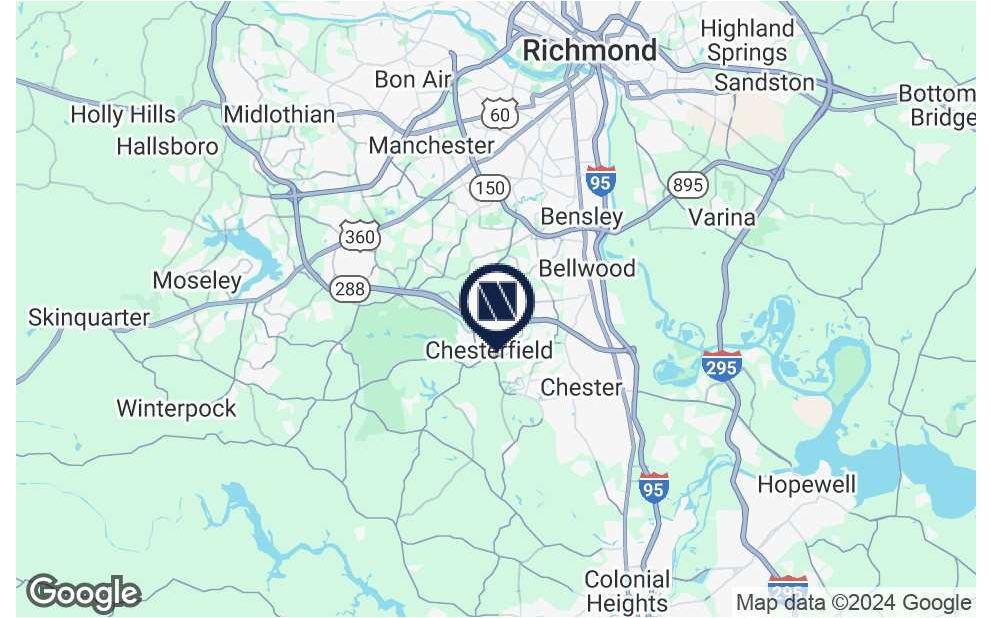
# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	167,146 SF
Available SF:	1,200 - 1,375 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,419	31,148	87,841
Daytime Population	9,735	31,427	79,853
Total Households	2,052	11,878	32,639
Average HH Income	\$81,240	\$104,645	\$101,108

### PROPERTY OVERVIEW

Located at the signalized intersection of Centralia Road and Iron Bridge Road.

### PROPERTY HIGHLIGHTS

- A thriving trade area - less than one mile from Chesterfield County Courthouse complex
- Daytime employment  $\pm 7,399$  within 1 mile;  $\pm 16,111$  within 3 miles;  $\pm 33,407$  within 5 miles
- Located in the highly sought after residential growth corridor
- Features excellent access and exposure on Centralia and Iron Bridge Roads and close proximity to Rt. 288

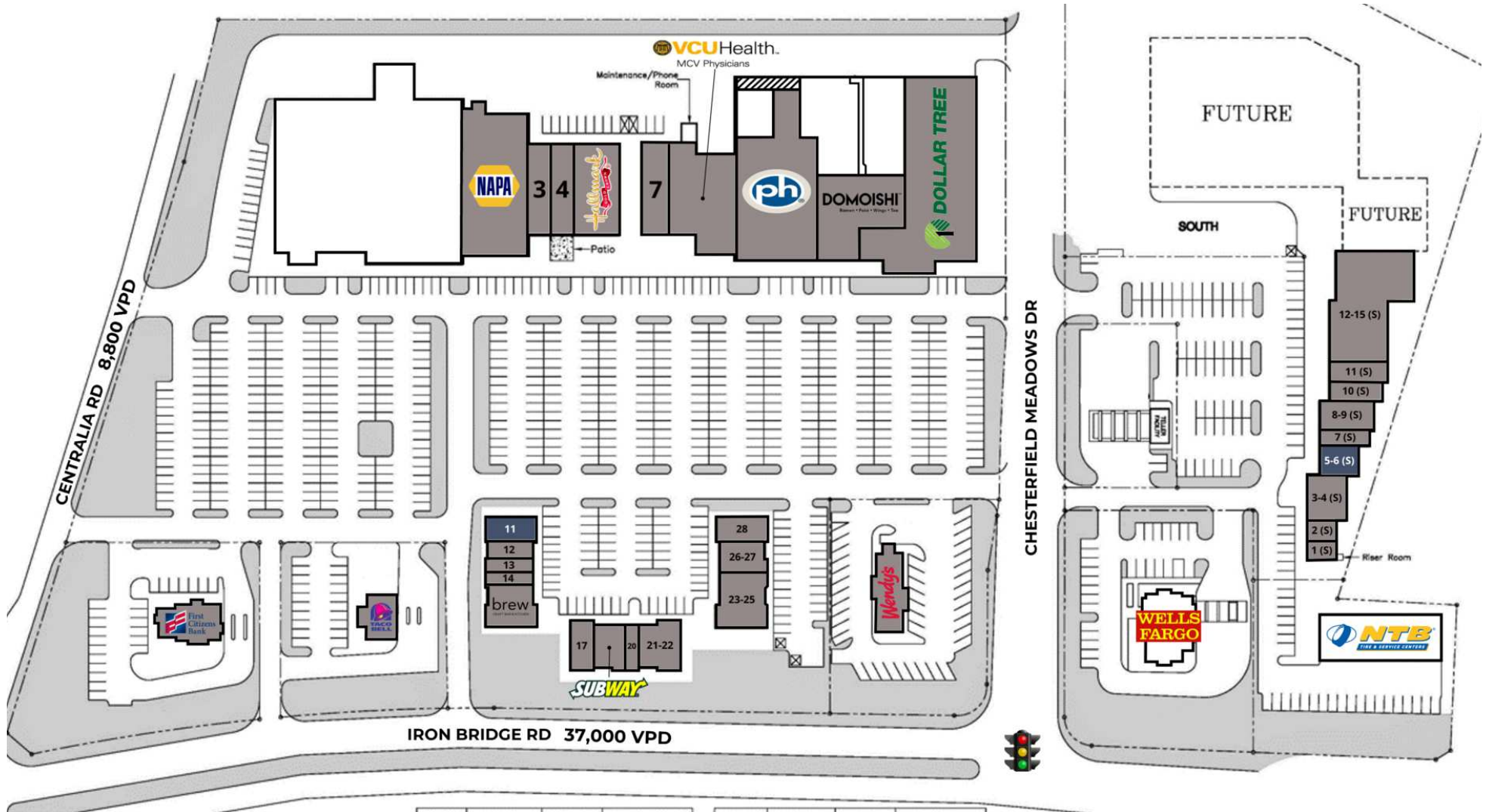
# SITE PLAN

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### LEGEND

- Available
- Unavailable



# VACANCY OVERVIEW

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### AVAILABLE SPACES

	SUITE	TENANT	SIZE
■	11	Available	1,375 SF
■	5-6 (South)	Available	1,200 SF



# TRADE AREA

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# ADDITIONAL PHOTOS

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# CONTACT INFORMATION

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

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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