

# RETAIL SPACE FOR LEASE

7500 B-C JACKSON ARCH DR., MECHANICSVILLE, VA 23111  
BOWLES FARM PLAZA



## RETAIL SPACE FOR

FITNESS STUDIO • OFFICE • HEALTH CARE • RETAIL

Type: Retail Store Front

Tenancy: Multi

GLA: +/- 3800 SF

Rent: Base Rent +NNN

Stories: 1

### LOCATION

Submarket: Mechanicsville

Market: Richmond, VA

County: Hanover



**+/- 3800 SQ. FT. | MOVE-IN READY | HIGH VISIBILITY**

**CONTACT US:**

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## UNIT PHOTOS



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# PROPERTY HIGHLIGHTS

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## UNIT DETAILS

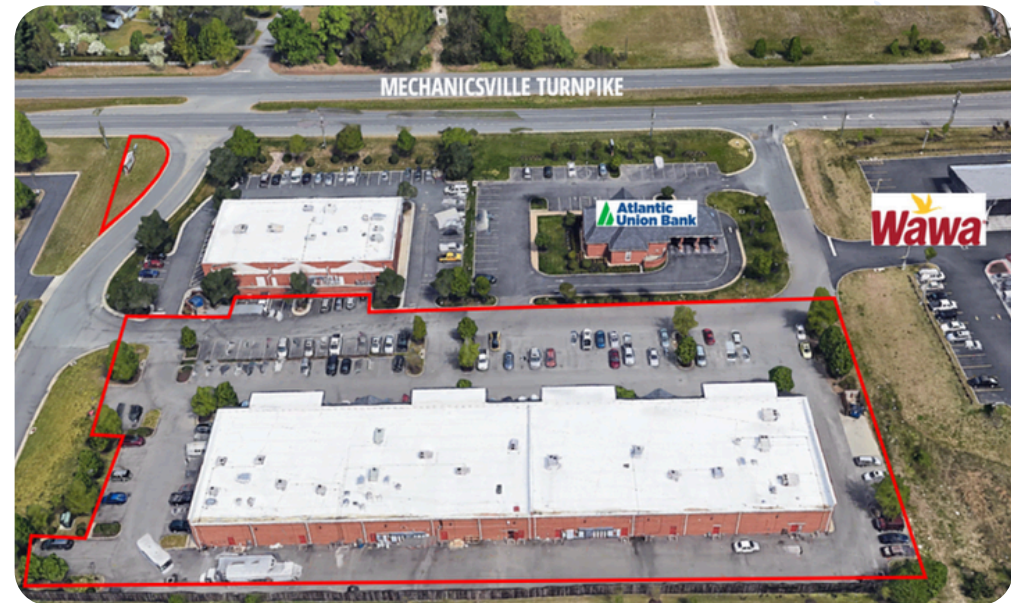
- CUSTOMIZABLE INTERIORS
- STORAGE ROOM AREA
- OPEN FLOOR PLAN
- 12FT CEILINGS
- TURN-KEY LOCATION
- 2 BATHROOMS
- LPV FLOORING
- +/- 3800 SQFT

## CENTER DETAILS

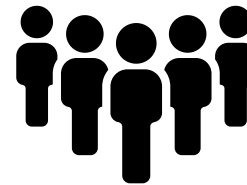
- AMPLE PARKING: 125 SPACES
- MONUMENT SIGNAGE AVAILABLE
- LOCATED ON HIGH TRAFFIC ROAD
- BUSY MIX OF RETAIL, RESTAURANTS, AND MEDICAL

## PRIME MECHANICSVILLE LOCATION

- HIGH ECONOMIC GROWTH AREA
- SHOPPING & DINING NEARBY
- NEIGHBORHOOD-FRIENDLY AREA
- SITUATED NEXT TO LARGE RETAILERS



## THE NUMBERS



### AVG INCOME

1 MILE - \$99,480  
3 MILE - \$98,520  
5 MILE - \$90,194



25,000  
DAILY TRAFFIC



### MAJOR EMPLOYERS

AMAZON  
BON SECOURS  
VLCOM

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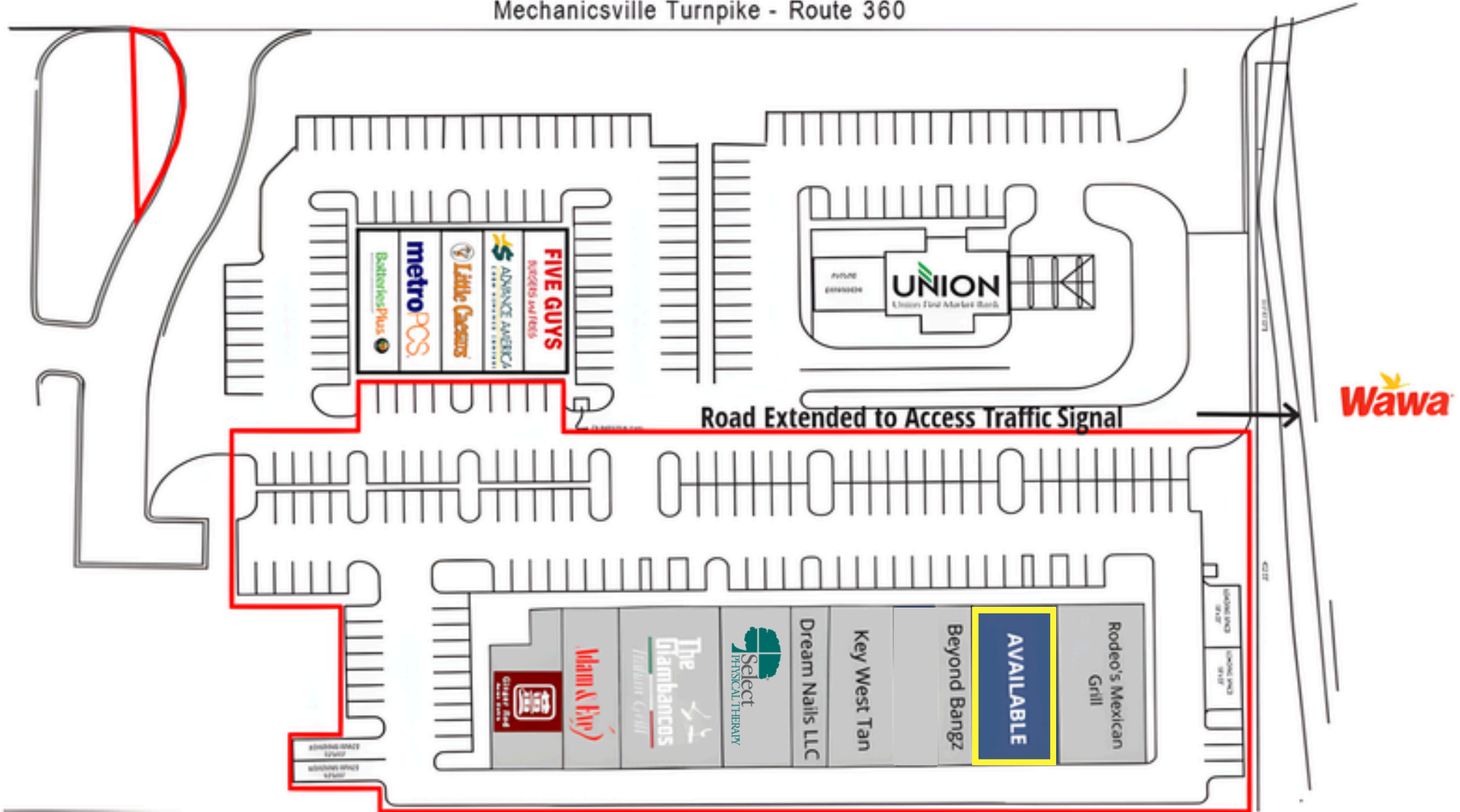
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## SITE PLAN

Mechanicsville Turnpike - Route 360



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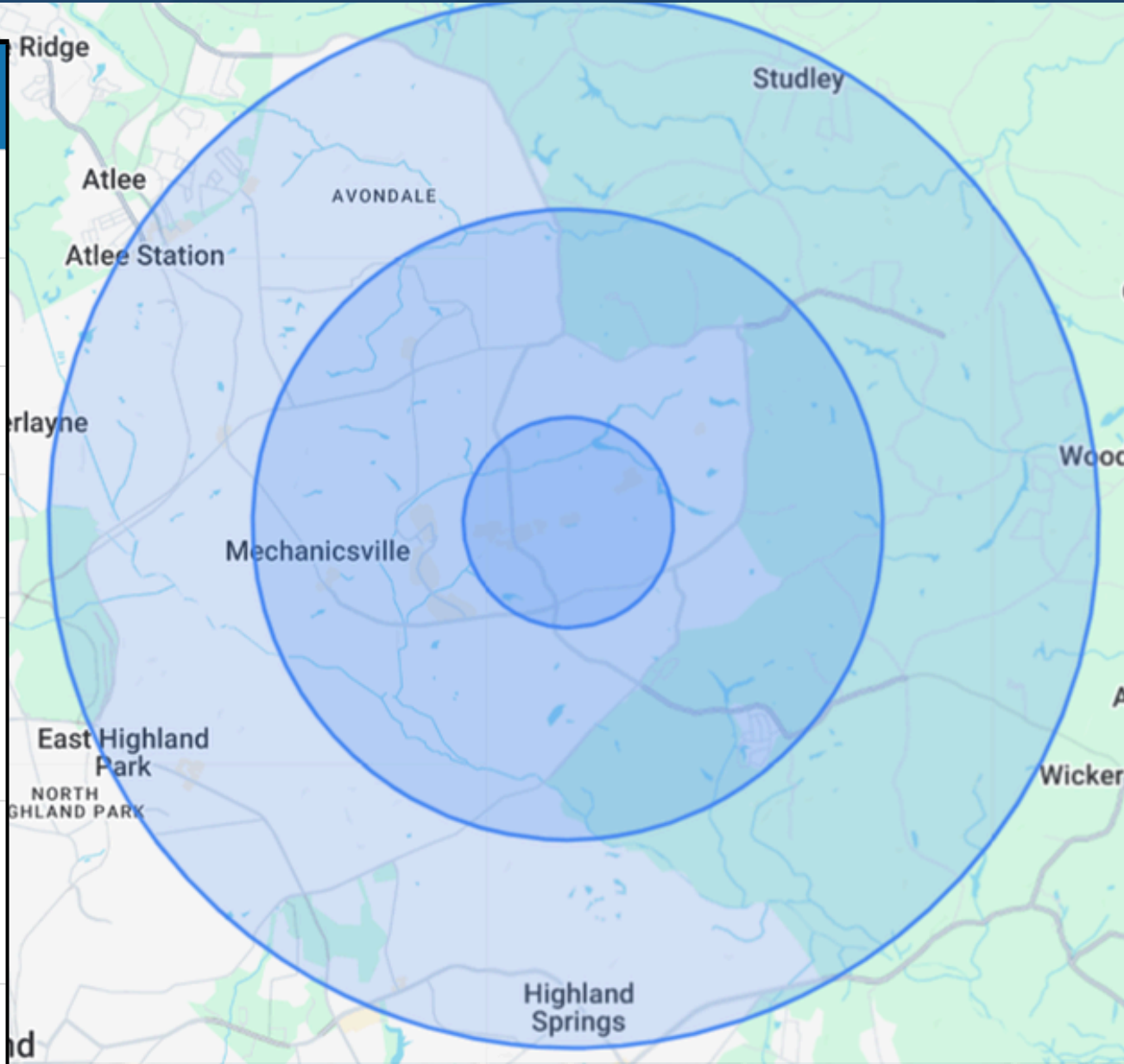
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## DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Population	8,450	46,320	102,870
Households	3,310	17,950	39,870
Families	2,280	12,190	26,940
Average Household Size	2.55	2.58	2.6
Owner Occupied Housing Units	2,640	14,870	32,950
Renter Occupied Housing Units	670	3,080	6,920
Median Age	41.6	41.9	41.7



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## SURROUNDING AREA



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