

FOR LEASE

OFFICE SPACE FOR LEASE

3307 Church Rd | Henrico, VA 23233



S.L. NUSBAUM
REALTY CO.



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XTEAM

RETAIL ADVISORS

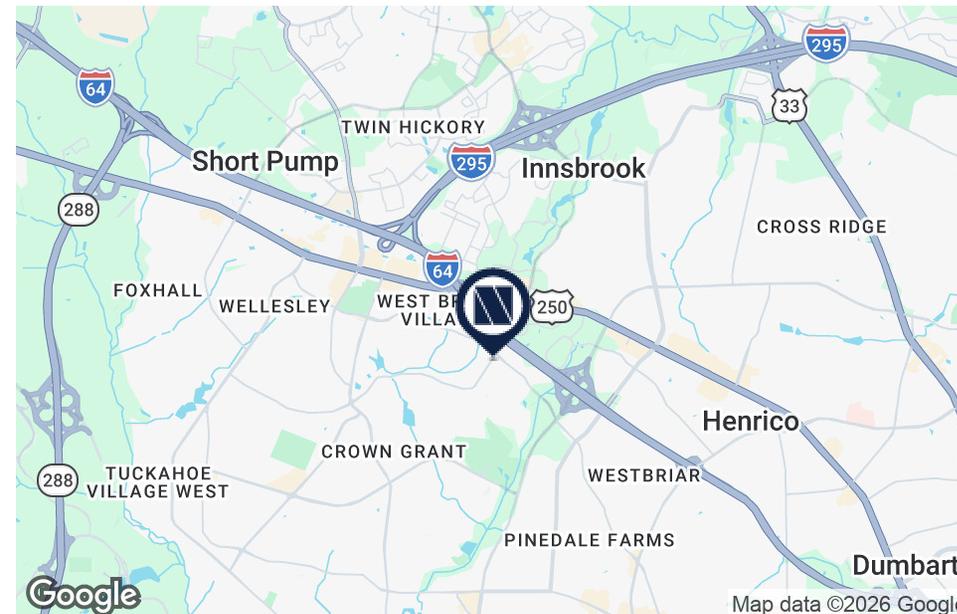
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (Full Service)
Building Size:	7,950 SF
Available SF:	1,820 SF
Lot Size:	1.24 Acres
Zoning:	O1-C

SPACES

SPACES	SPACE SIZE
Suite 200	1,820 SF

PROPERTY OVERVIEW

Flexible Office Space Availability - Prime Henrico Location near Gaskins Rd

PROPERTY HIGHLIGHTS

- Available immediately
- Easy access to I-64, Broad St (US Rt. 250), and Parham Rd
- Minutes from Short Pump, Innsbrook, and major retail & dining corridors
- Covered building entrance and well-maintained common areas
- Surfaced parking with a generous ratio
- Ideal for: Professional services, medical offices, financial firms, real estate, law practices, and back-office operations
- Monument signage available

FIRST FLOOR

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SECOND FLOOR

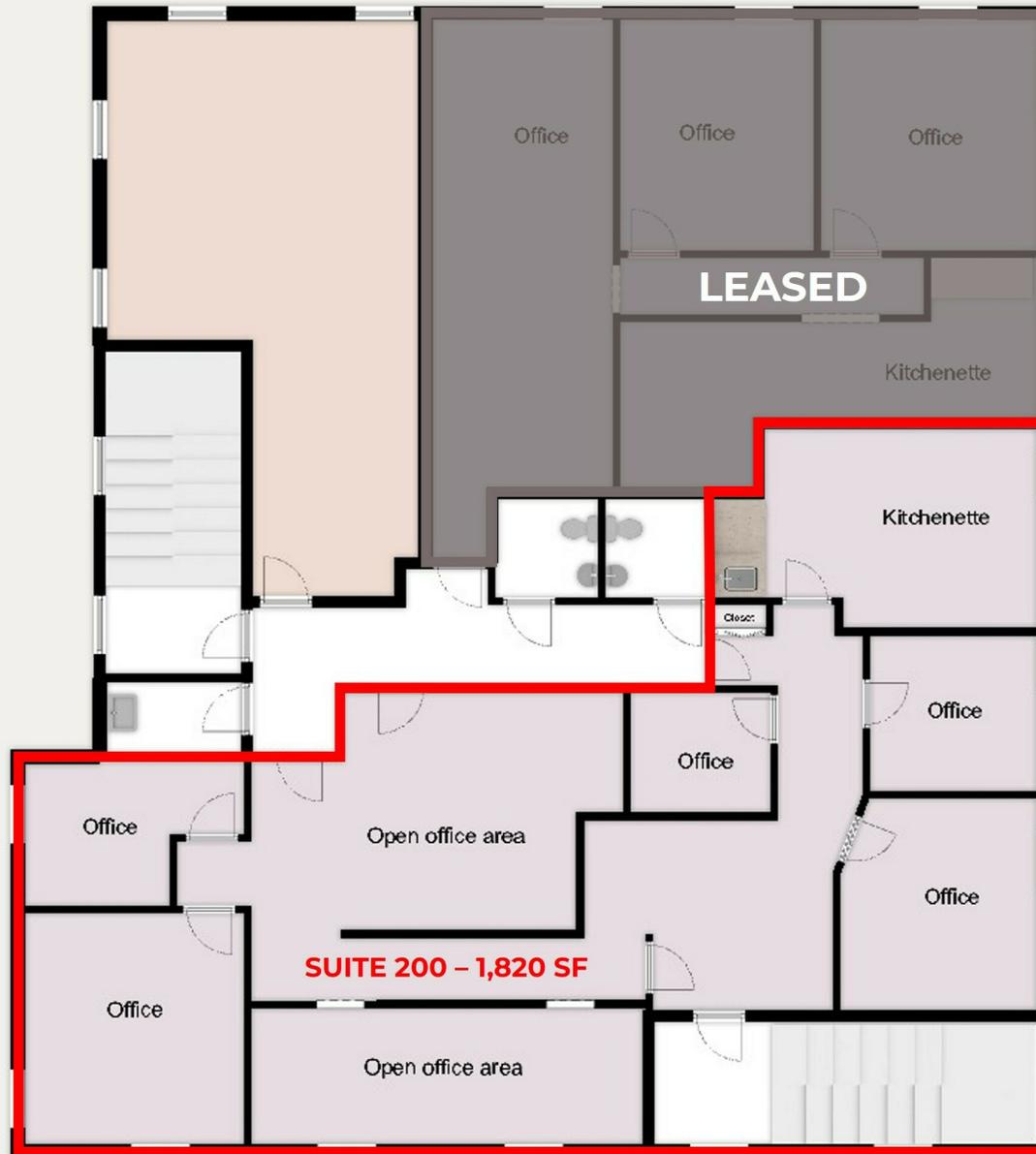
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SECOND FLOOR



TRADE AREA

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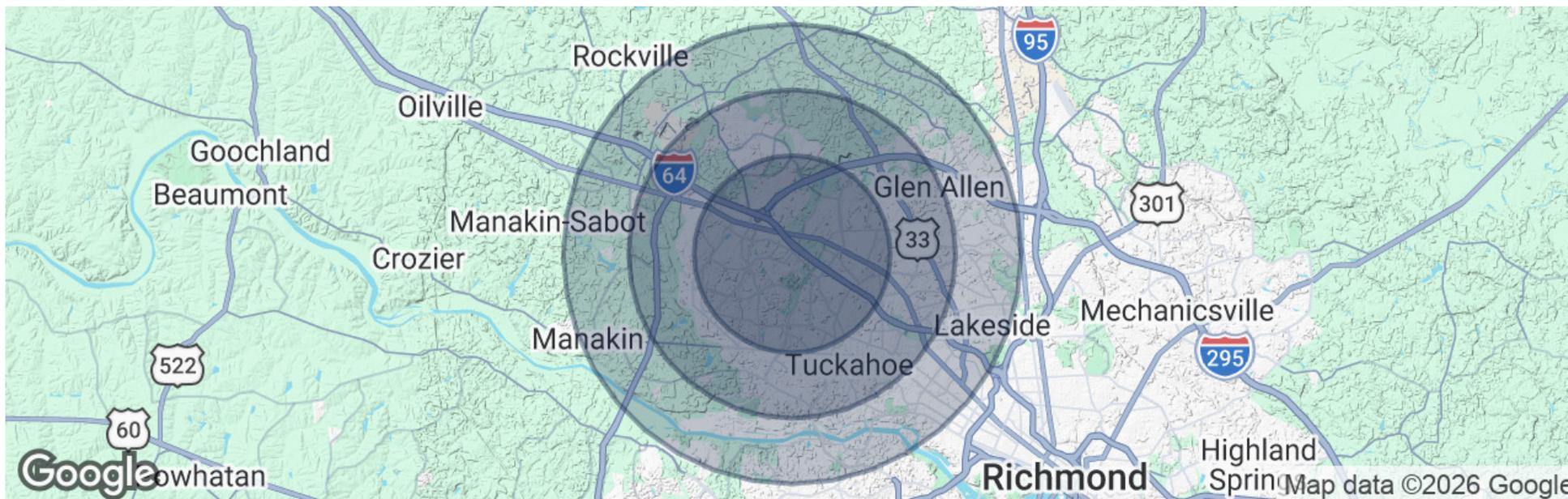
DEMOGRAPHICS

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POPULATION

Total Population

3 MILES

100,636

5 MILES

197,131

7 MILES

264,055

HOUSEHOLDS & INCOME

Total Households

3 MILES

40,032

5 MILES

77,983

7 MILES

105,691

Average HH Income

\$148,062

\$153,581

\$153,380

Demographics data derived from ESRI.

CONTACT INFORMATION

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