

MEDICAL OFFICE CONDOMINIUM FOR SALE AND LEASEBACK

7489 RIGHT FLANK RD, MECHANICSVILLE, VA 23116

SUITE 300

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Introducing 7489 Right Flank Rd, Suite 300, Mechanicsville, VA, 23116 - a prime location for investors seeking a medical office acquisition. Constructed in 2006, this unit is an endcap unit and is part of a 10,000 SF medical office condo building. This property in the heart of Mechanicsville presents a promising opportunity for medical office investors seeking an addition to their portfolio.

PROPERTY HIGHLIGHTS

- Constructed in 2006
- Zoned M-1 for versatile office applications
- Prime location in Mechanicsville
- Ample parking for tenants and patients
- Proximity to amenities and transportation
- Strong investment opportunity

OFFERING SUMMARY

| | |
|------------------------------------|-----------|
| Sale Price: | Ask Agent |
| Total Number of Units in Building: | 16 |
| Condo Size: | 3,250 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,708 | 14,879 | 31,190 |
| Total Population | 4,476 | 37,788 | 78,999 |
| Average HH Income | \$121,567 | \$115,683 | \$115,674 |

For more information:

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Taylor Long Properties
10142 West Broad St
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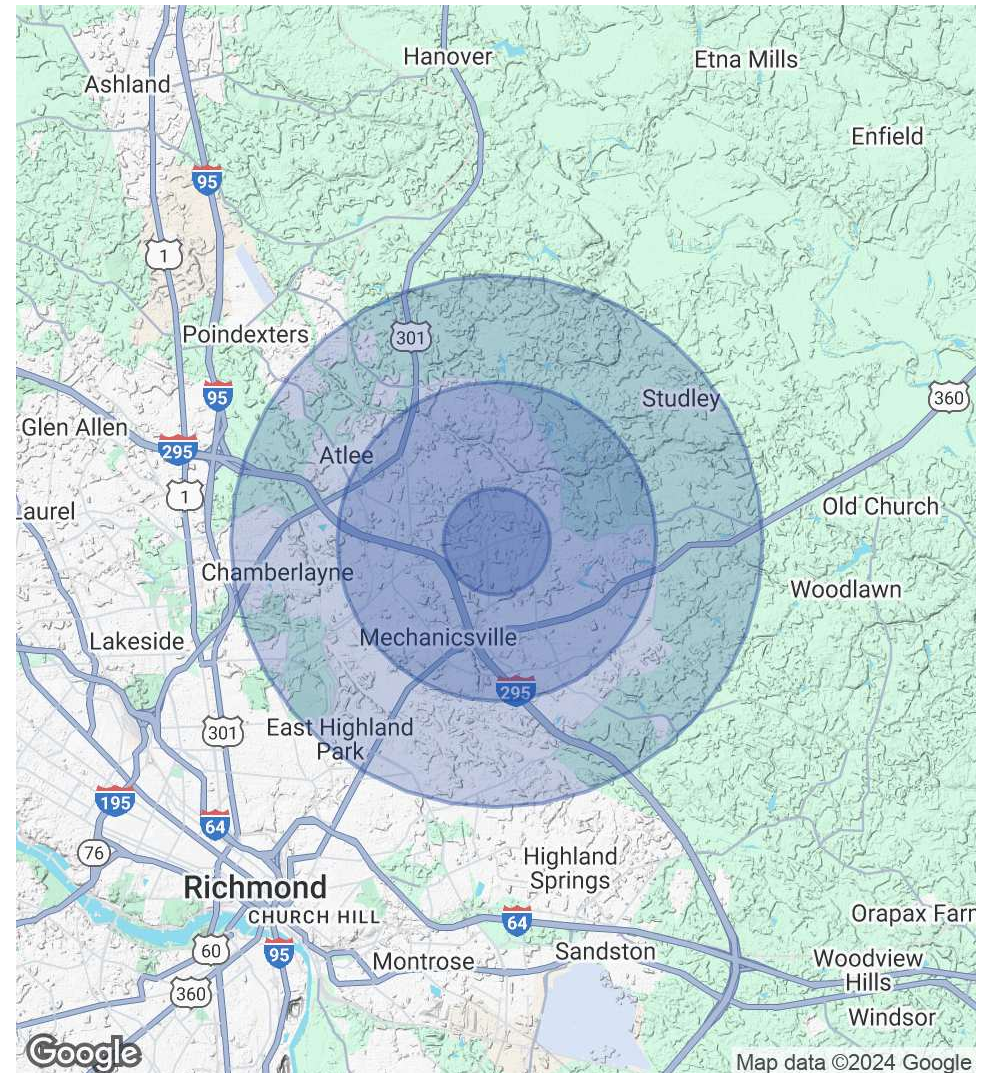
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,476 | 37,788 | 78,999 |
| Average Age | 47 | 43 | 42 |
| Average Age (Male) | 44 | 41 | 41 |
| Average Age (Female) | 49 | 45 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,708 | 14,879 | 31,190 |
| # of Persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH Income | \$121,567 | \$115,683 | \$115,674 |
| Average House Value | \$398,632 | \$369,908 | \$360,908 |

Demographics data derived from AlphaMap



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