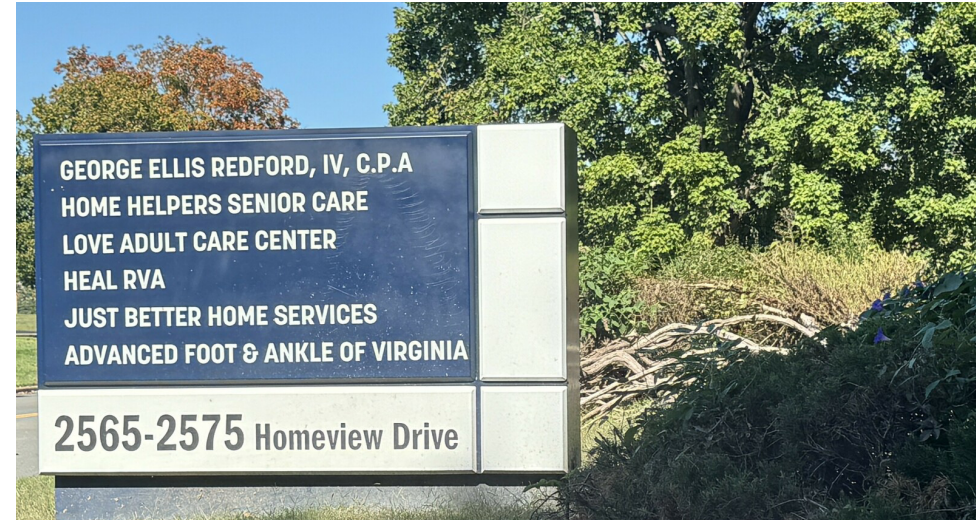


OFFICE/MEDICAL SUITE BUILDING FOR LEASE

2569 HOMEVIEW DR

2569 HOMEVIEW DR HENRICO, VA 23294

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Introducing an exceptional medical/office suite opportunity in the heart of Henrico, VA. This impressive property at 2569 Homeview Dr - with 1,709 SF available for lease, offers a prime location with B-3 zoning. The well-maintained and versatile space is ideal for a range of professional and healthcare ventures, providing a solid foundation for a successful business. Don't miss the chance to secure a prime medical/office space in this thriving commercial hub.

PROPERTY HIGHLIGHTS

- 1,709 SF Medical/Office Suite for Lease
- Located in a highly desirable location in Henrico County
- Well-maintained and versatile suite for medical and office users
- Zoned B-3 and situated on 2 acres, with a total building size of 17,154 SF
- 44,407 VPD at the intersection of W Broad St & Homeview Dr

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Available SF:	1,709 SF
Lot Size:	2 Acres
Building Size:	17,154 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,862	37,740	85,269
Total Population	15,076	91,563	213,115
Average HH Income	\$94,318	\$113,853	\$141,375

For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

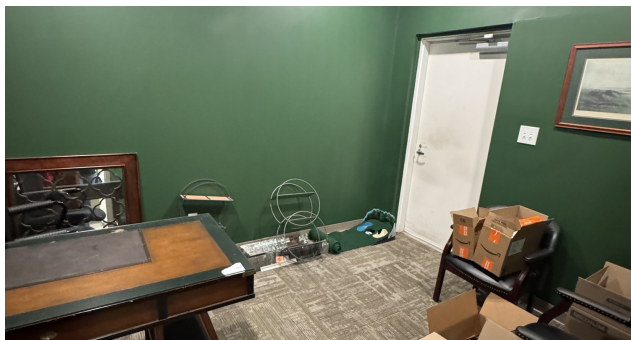
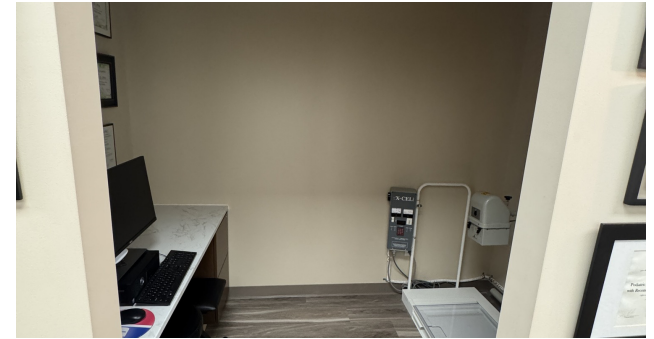
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE/MEDICAL SUITE BUILDING FOR LEASE

2569 HOMEVIEW DR

2569 HOMEVIEW DR HENRICO, VA 23294

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

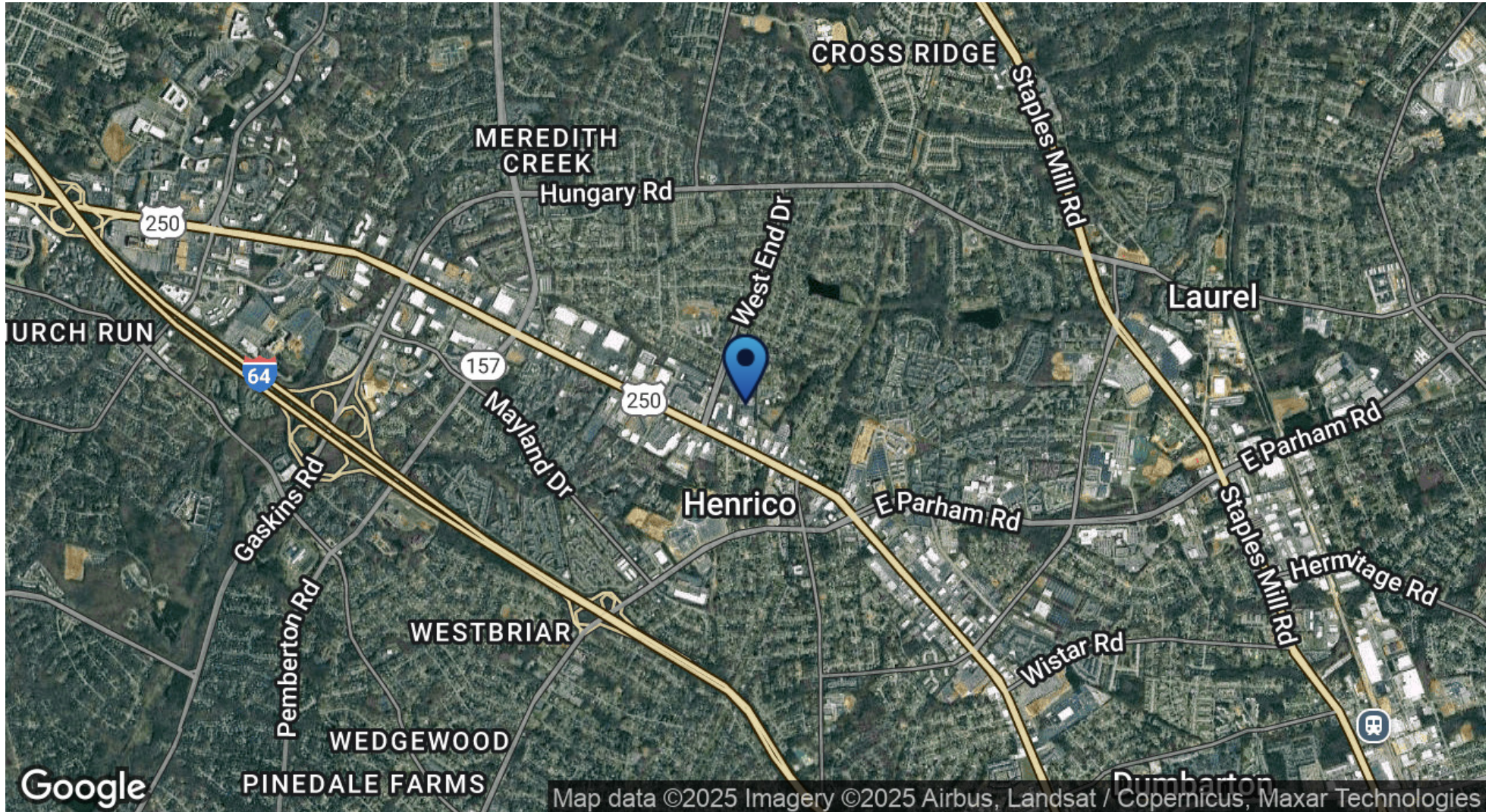
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE/MEDICAL SUITE BUILDING FOR LEASE

2569 HOMEVIEW DR

2569 HOMEVIEW DR HENRICO, VA 23294

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

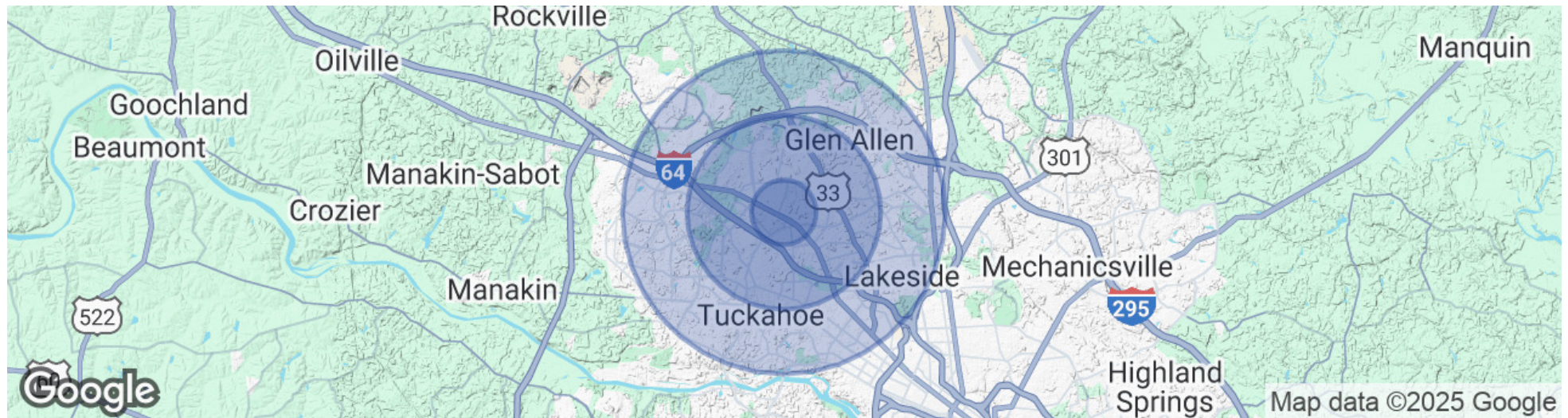
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE/MEDICAL SUITE BUILDING FOR LEASE

2569 HOMEVIEW DR

2569 HOMEVIEW DR HENRICO, VA 23294

Taylor Long
PROPERTIES
Commercial Real Estate



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,076	91,563	213,115
Average Age	38	40	40
Average Age (Male)	36	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,862	37,740	85,269
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$94,318	\$113,853	\$141,375
Average House Value	\$224,556	\$367,556	\$485,394

Demographics data derived from AlphaMap

For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com