



MEDICAL OFFICE BUILDING FOR LEASE

2900 CHAMBERLAYNE AVENUE

2900 CHAMBERLAYNE AVE, RICHMOND, VA 23222



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

A newly renovated and modern medical office building is planned for this well known location. It's convenient access to downtown, I-95 and the Northside community make it the perfect medical office location. For credit tenants, a new custom-built office can be provided. GRTC bus stop on-site.

PROPERTY HIGHLIGHTS

- Future medical office building/retail opportunity
- 4,203 SF - Can be divided for two tenants
- Substantial outdoor patio
- Excellent signage
- 17 parking spaces
- Estimated delivery - Q4 2025
- 44,000 VPD on Chamberlayne Ave

OFFERING SUMMARY

Available SF: 4,203 SF
(Can be Divided)

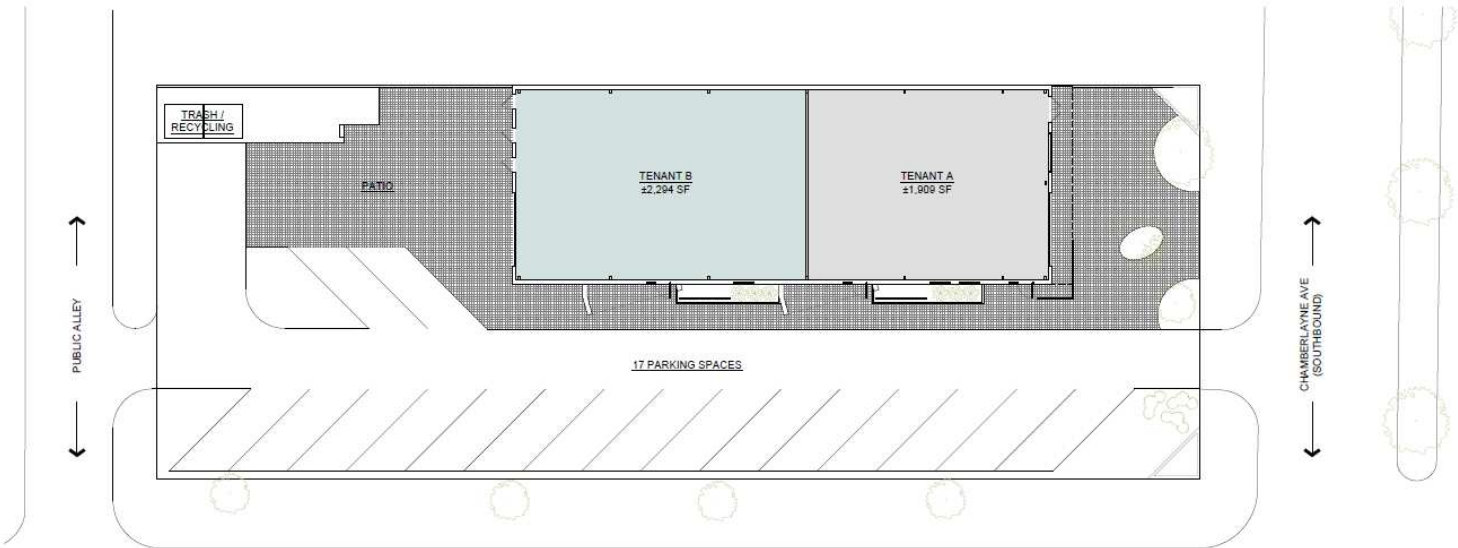
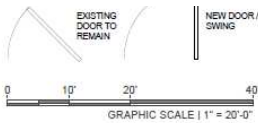
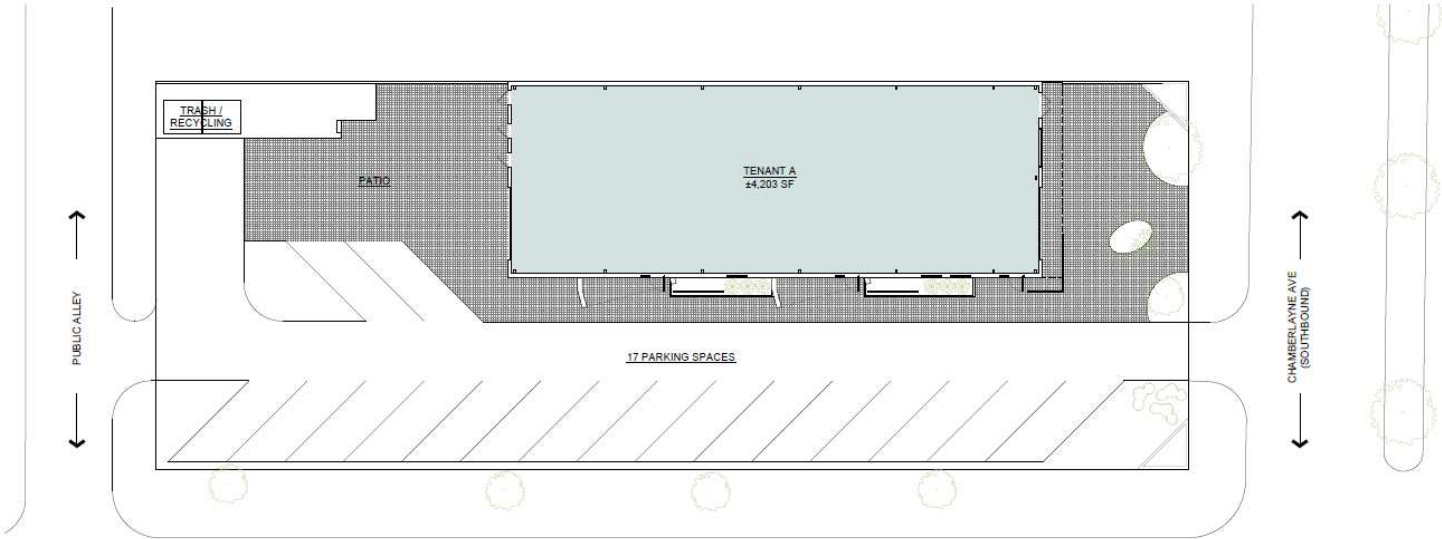
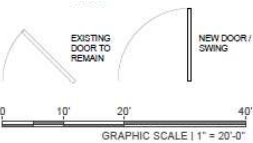
Lot Size: 0.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,735	64,992	118,135
Total Population	13,106	136,267	255,046
Average HH Income	\$81,310	\$88,773	\$92,830

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DEMISING OPTIONS



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MARKET AERIAL

