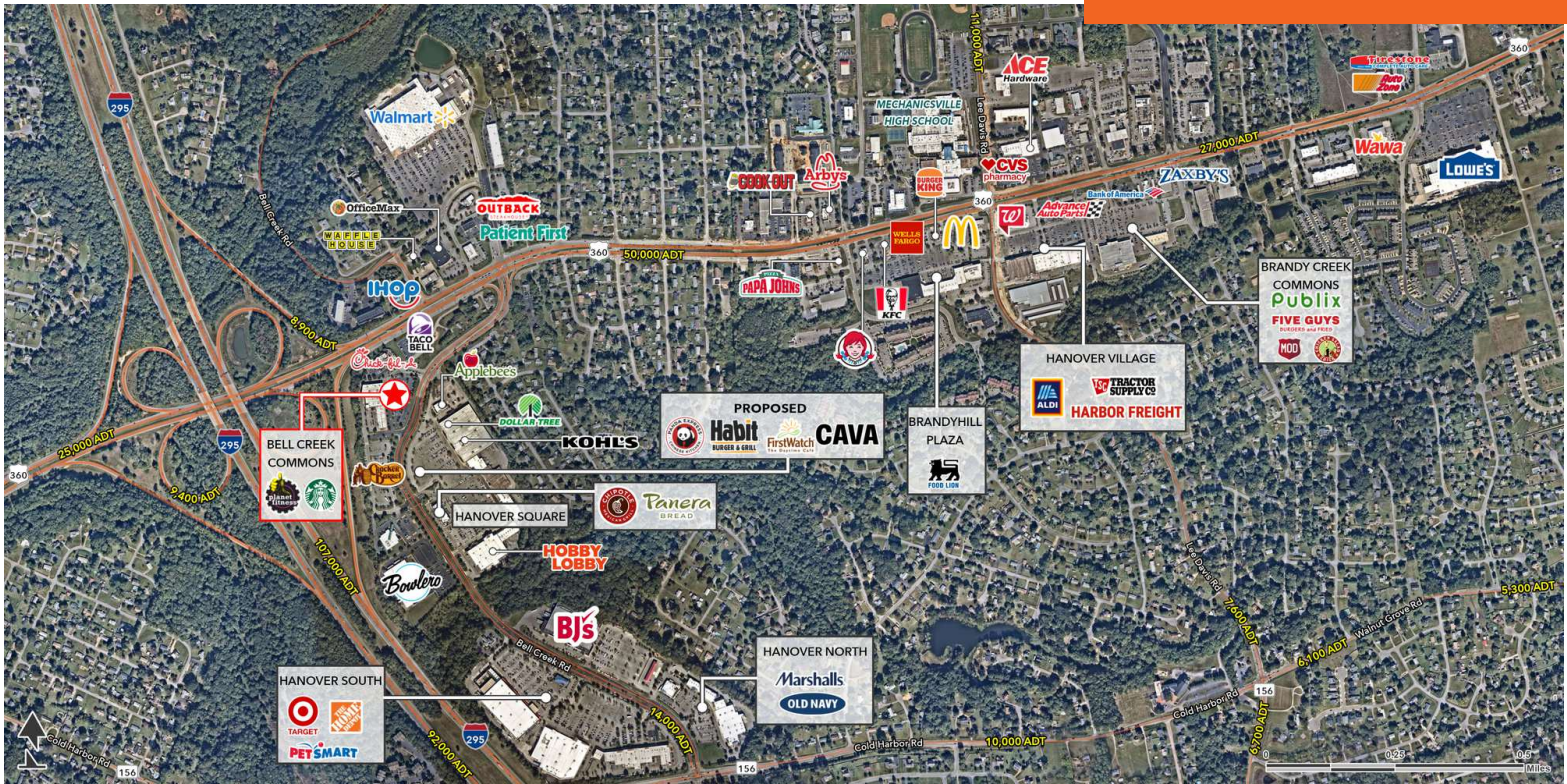


BELL CREEK COMMONS

BELL CREEK RD & MECHANICSVILLE TPKE, MECHANICSVILLE, VA 23111

FOR LEASE

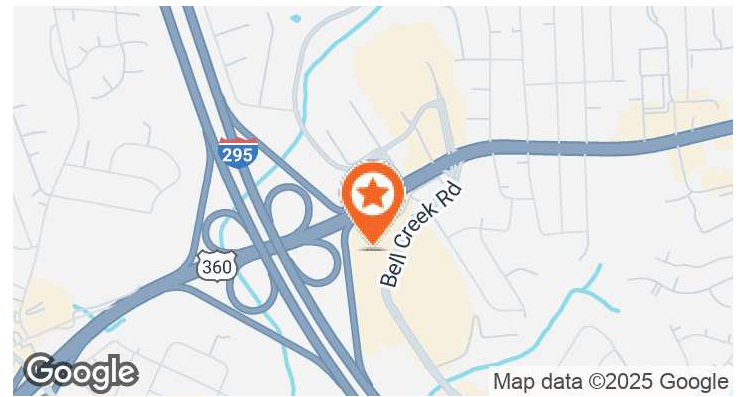


LOCATION DESCRIPTION

Prominent location at entrance of Hanover Square; dominant shopping center in the trade area.

PROPERTY HIGHLIGHTS

- Available space: 12,288 SF
- Complementary tenant mix with Planet Fitness, Starbucks, Noodles & Company, FedEx Office, The Original Mattress Factory
- Excellent visibility to Bell Creek Rd just off of US Route 360 (Mechanicsville Tpke)
- Neighboring anchors: Target, BJ's Wholesale & The Home Depot
- Traffic Counts: Mechanicsville Tpke: 50,000 AADT Bell Creek Road: 14,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,849	40,797	105,020
Households	2,101	16,065	42,337
Average HH Income	\$88,033	\$112,692	\$99,018
Median HH Income	\$67,472	\$96,865	\$77,019



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SUITE	TENANT NAME	SPACE SIZE
A	Noodles & Company	2,450 SF
B	Starbucks	1,754 SF
C	FedEx Office	1,750 SF
D	Sassie Day Spa & Salon	2,450 SF
F	The Original Mattress Factory	2,800 SF
G	Chick-Fil-A	1,278 SF
H	Chick Fil A	4,312 SF
1a	Planet Fitness	17,850 SF
1b	Available	12,188 SF



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