

For Lease | Office



7419 Lee Davis Rd

Mechanicsville, VA 23111



Property Summary



PROPERTY DESCRIPTION

Located in the heart of the densest Mechanicsville office and retail area

PROPERTY HIGHLIGHTS

- 2,145 SF office/retail space
- Directly behind Bandy Hill Plaza
- 29,573 daytime population within 2 miles
- B-2 zoning allows for versatile office or retail uses
- Currently built out as medical use with ample plumbing
- Monument signage available

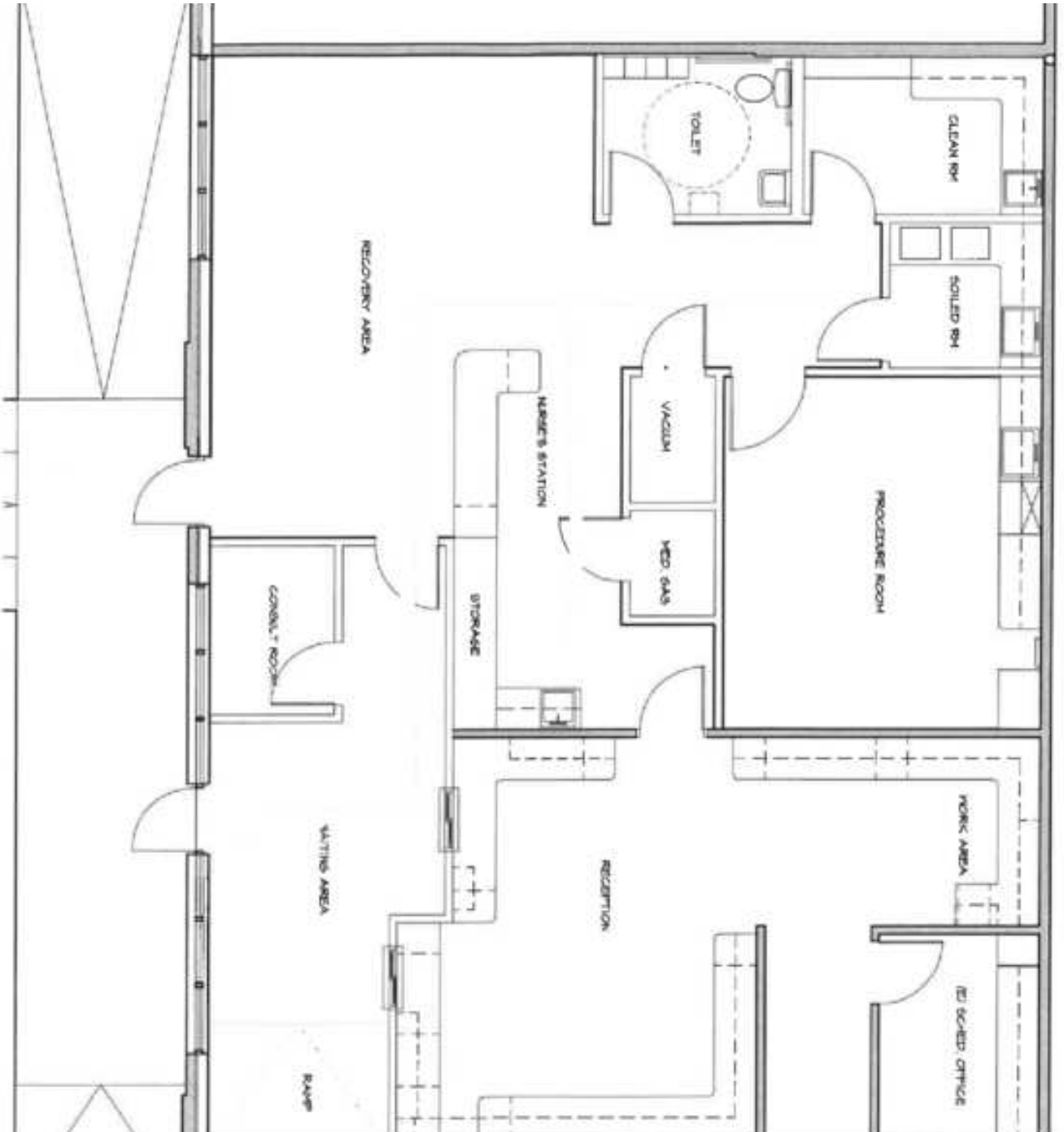
Offering Summary

Lease Rate:	negotiable
Available SF:	2,145 SF
Lot Size:	2.2 Acres
Building Size:	20,178 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,038	14,083	35,326
Total Population	4,811	33,697	85,261
Average HH Income	\$80,430	\$87,778	\$78,801

Floor Plan

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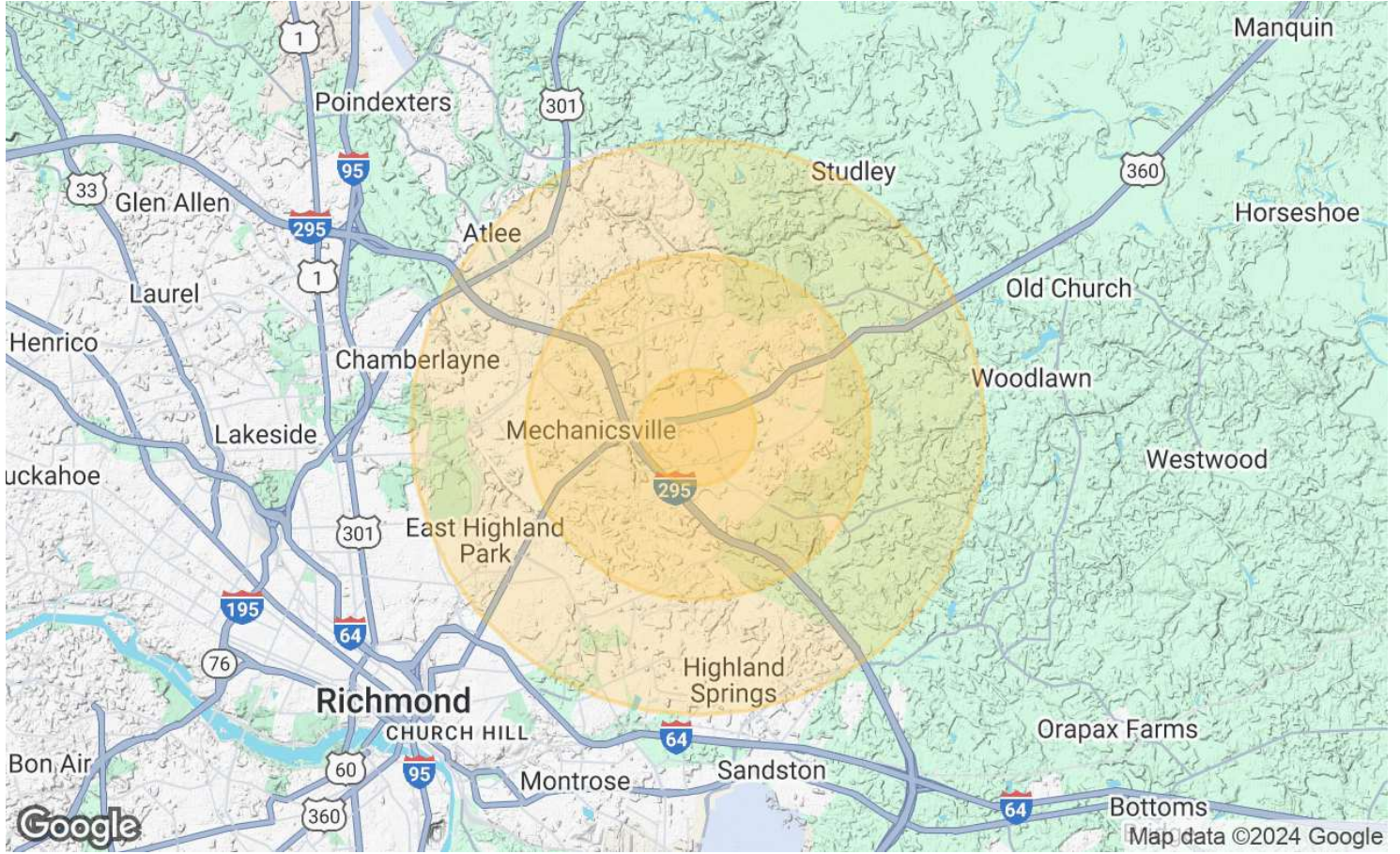
Retailer Map



Aerial Map



Demographics



	1 Mile	3 Miles	5 Miles
Total Population	4,811	33,697	85,261
Total Households	2,038	14,083	35,326
Avg. Household Income	\$80,430	\$87,778	\$78,801



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