

RETAIL PROPERTY FOR LEASE

2562 ANDERSON HWY

2562 ANDERSON HIGHWAY POWHATAN, VA 23139

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

4,000 SF Retail Building Available in Powhatan.

PROPERTY HIGHLIGHTS

- 4,000 Square Feet
- Open Floor Plan
- Perfect for Gym, Cheer Studio, Sports Training, etc.
- Outdoor Area in the rear
- 20 year tenant outgrew the space
- CAM Charge included in rental rate

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (CAM included)
Number of Units:	1
Available SF:	4,000 SF
Building Size:	4,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,301	5,461	34,556
Total Population	5,997	14,409	97,126
Average HH Income	\$147,814	\$151,240	\$174,948

For more information:

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

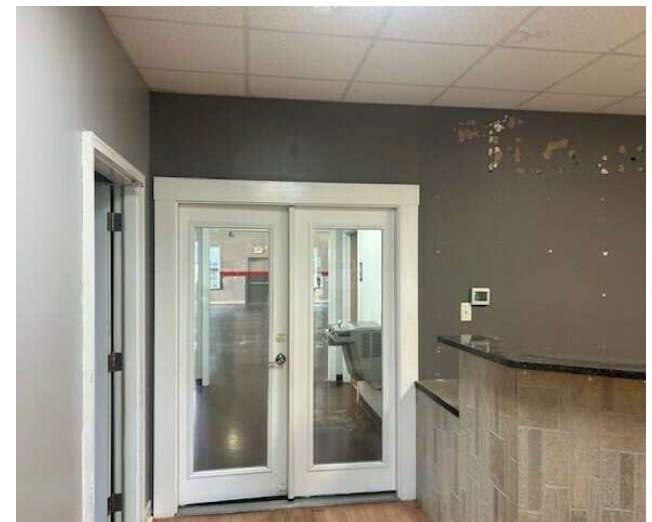
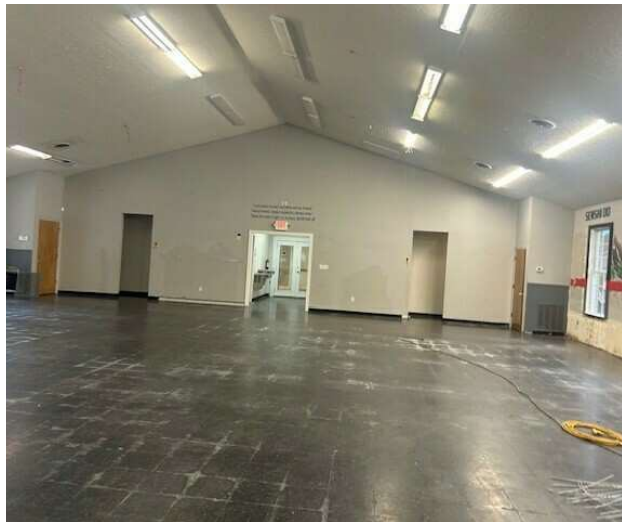
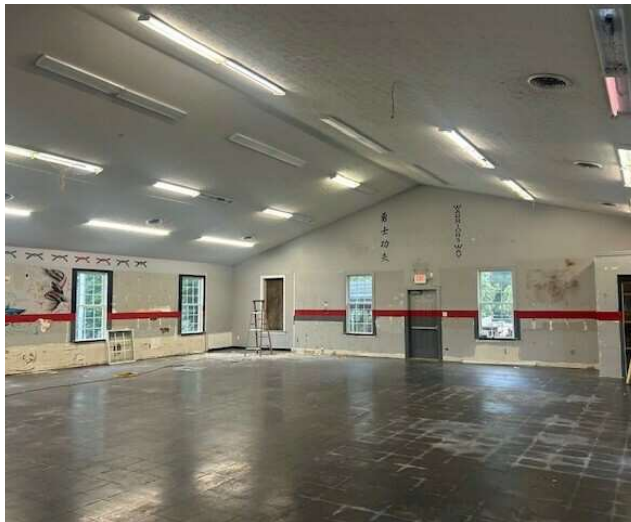
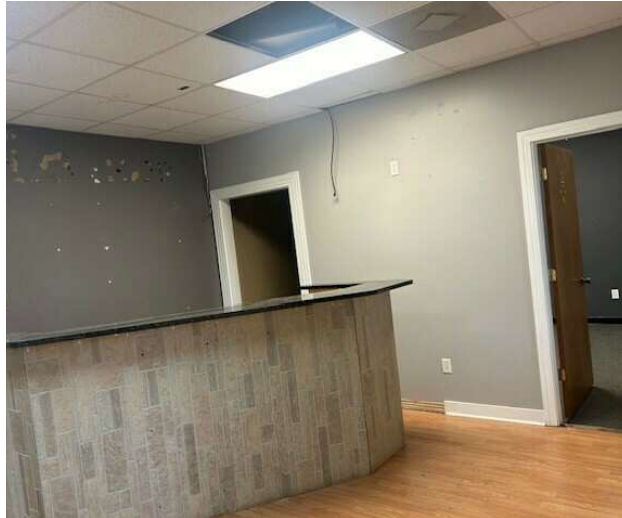
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

RETAIL PROPERTY FOR LEASE

2562 ANDERSON HWY

2562 ANDERSON HIGHWAY POWHATAN, VA 23139

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

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

RETAIL PROPERTY FOR LEASE

2562 ANDERSON HWY

2562 ANDERSON HIGHWAY POWHATAN, VA 23139

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ROBERT MARSHALL

Commercial Sales and Leasing

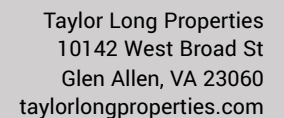
804.864.9788 x102

robertmarshall@taylorlongproperties.com

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

2562 ANDERSON HWY

Taylor Long
PROPERTIES
Commercial Real Estate

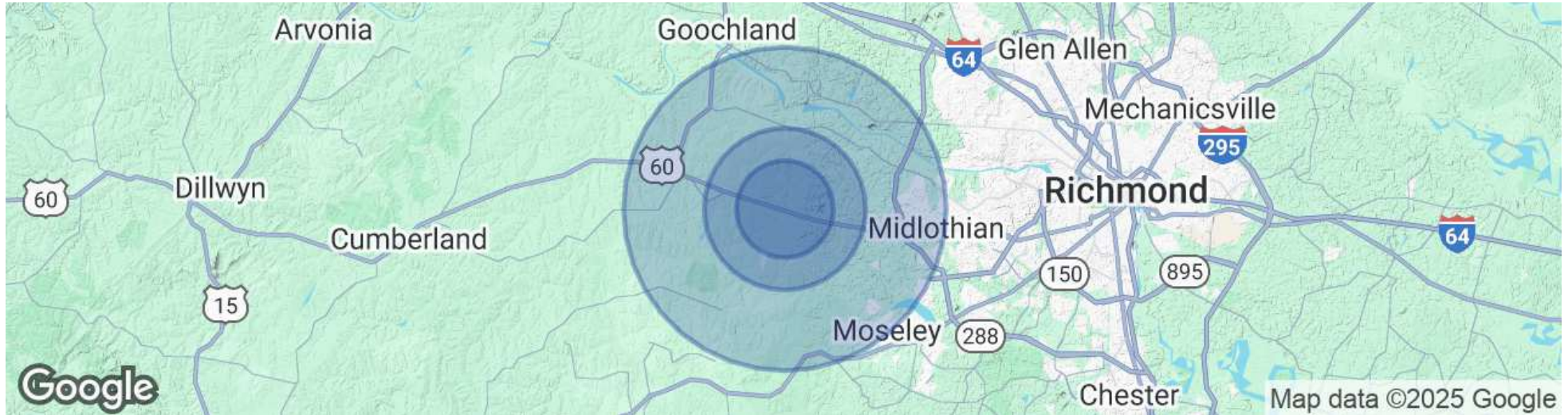


RETAIL PROPERTY FOR LEASE

2562 ANDERSON HWY

2562 ANDERSON HIGHWAY POWHATAN, VA 23139

Taylor Long
PROPERTIES
Commercial Real Estate



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	5,997	14,409	97,126
Average Age	43	43	41
Average Age (Male)	43	43	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,301	5,461	34,556
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$147,814	\$151,240	\$174,948
Average House Value	\$449,077	\$464,533	\$557,648

For more information:

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