

FOR SALE

PRIME LOCATION OFFICE WITH GARAGE

8133 Mechanicsville Tpke | Mechanicsville, VA 23111



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agent
Building Size:	1,685 SF
Garage Size:	3,000 SF
Lot Size:	0.97 Acres
Zoning:	B-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,153	46,436	161,751
Total Households	2,140	19,194	67,683
Average HH Income	\$102,696	\$95,311	\$95,767

PROPERTY OVERVIEW

Prime location with high visibility & frontage on Mechanicsville Tpk (Rt 360)

PROPERTY HIGHLIGHTS

- **Office with Garage and Storage Building**
- Less than a mile to I-295
- Five miles to Downtown Richmond
- B-3 zoning allows for multiple uses

EXTERIOR PHOTOS

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TRADE AREA

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S.L. NUSBAUM

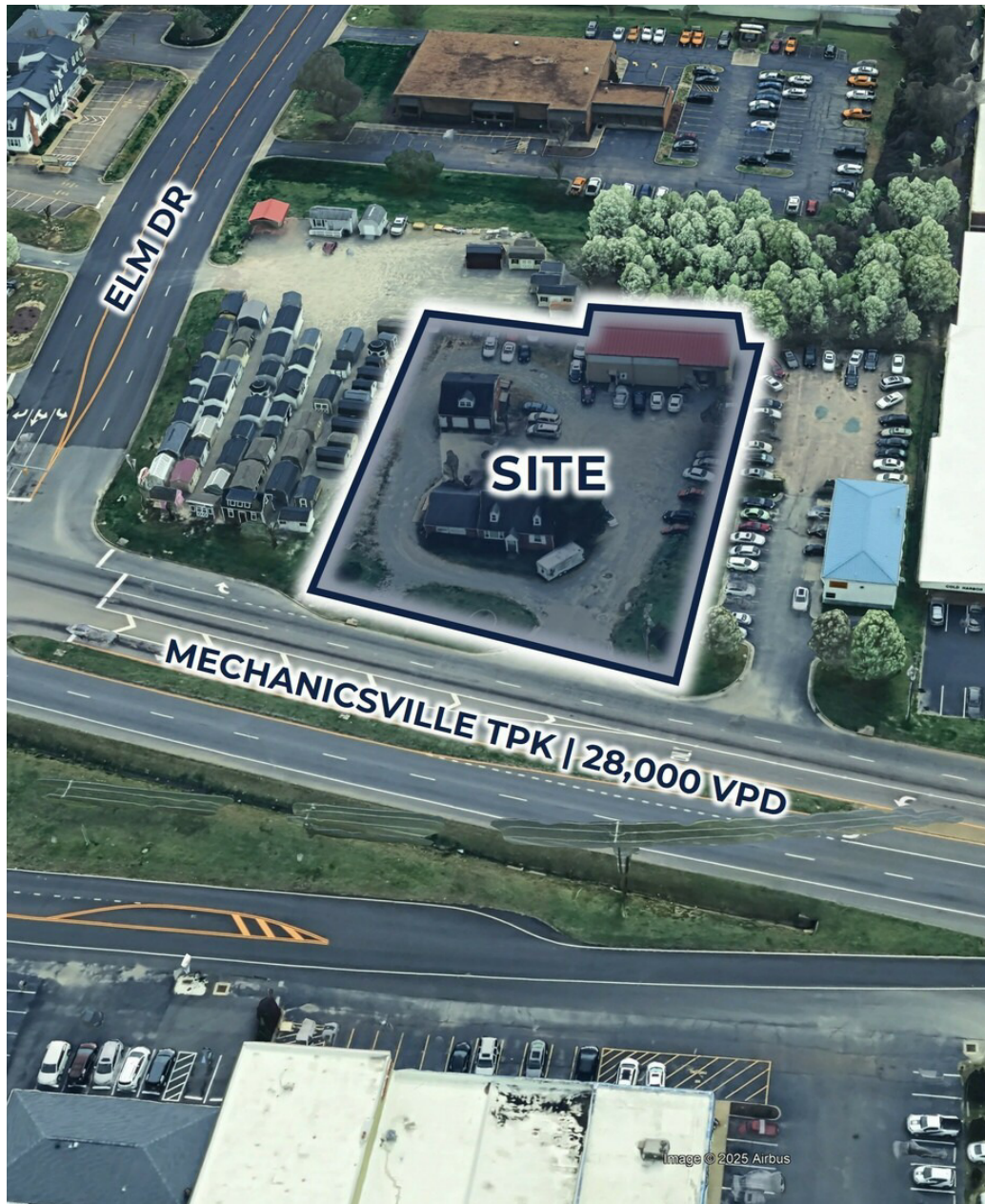
REALTY CO.



CONTACT INFORMATION

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