

FOR LEASE

MEADOWBRIDGE SHOPPES IN MECHANICSVILLE

8257 Meadowbridge Road | Mechanicsville, VA 23116



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER



RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$32.50 SF/yr (NNN)
Building Size:	6,500 SF
Available SF:	2,310 - 4,260 SF
Zoning:	B-2C

PROPERTY OVERVIEW

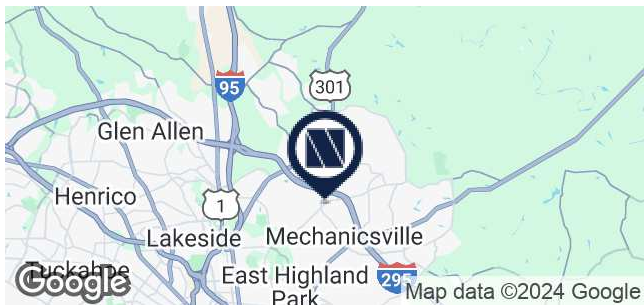
New Construction - Meadowbridge Shoppes

PROPERTY HIGHLIGHTS

- Dunkin' Anchored with Drive-Thru
- Excellent Visibility to Meadowbridge Road
- Across from Bon Secours Memorial Regional Hospital (225 Beds)
- Heavy Daytime Population
- Limited Competition
- 2 Miles from New 2.6 Million SF Amazon Facility with 1,000 Employees

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	21,290	74,781	150,723
Total Population	50,427	176,803	341,683
Average HH Income	\$84,997	\$87,750	\$96,838



TRADE AREA

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CONTACT INFORMATION

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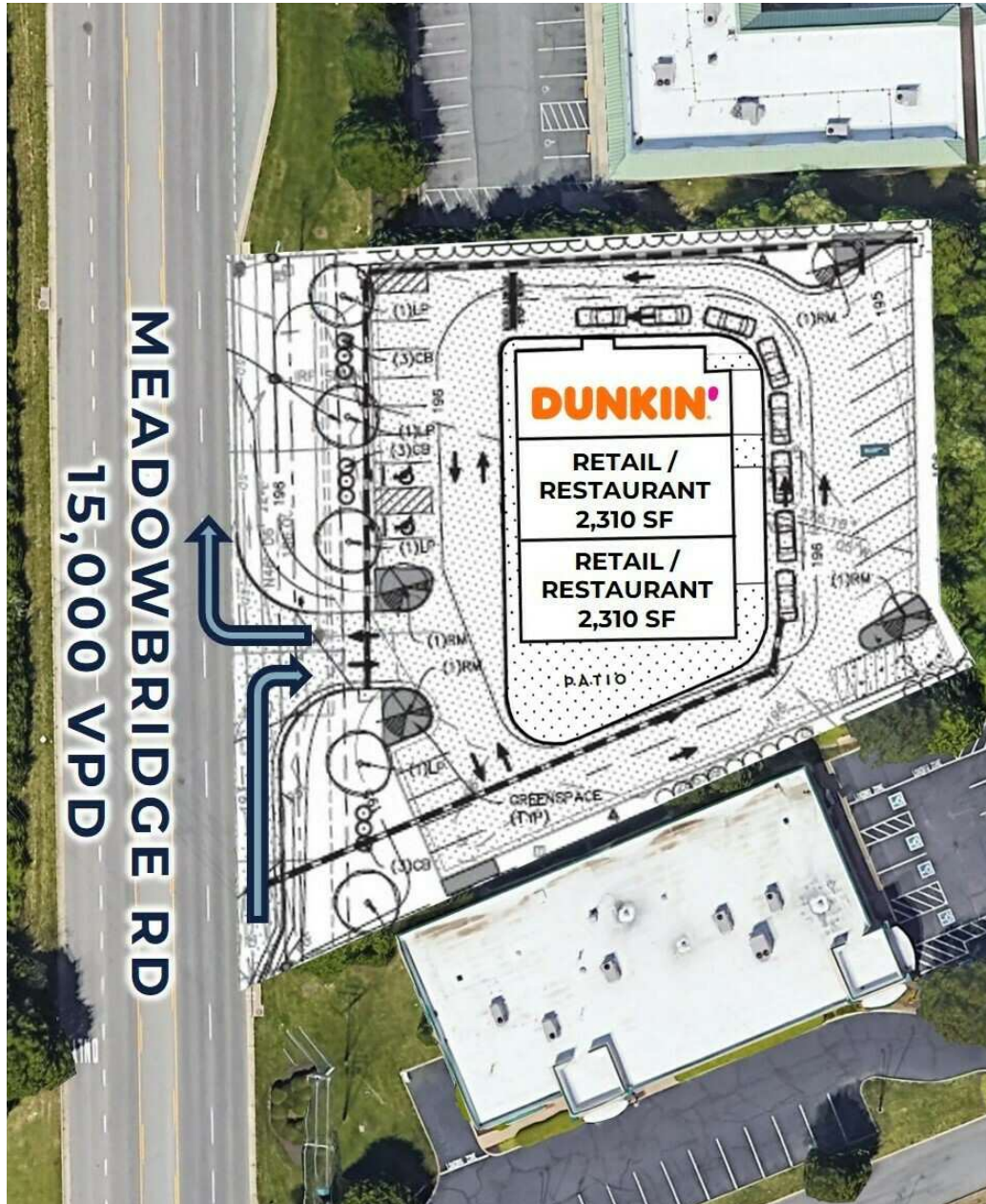
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