

# FOR LEASE

MEADOWBRIDGE SHOPPES IN MECHANICSVILLE

8257 Meadowbridge Road | Mechanicsville, VA 23116



S.L. NUSBAUM  
REALTY CO.

REDUCED PRICE

UNIT 2  
2,310 – 4,620 SF

UNIT 3  
2,310 – 4,620 SF



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RETAIL ADVISORS

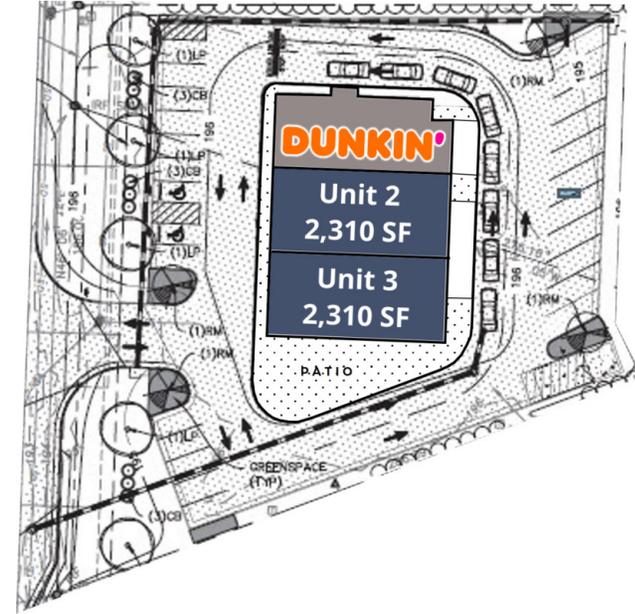
# PROPERTY SUMMARY

## MEADOWBRIDGE SHOPPES IN MECHANICSVILLE

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### OFFERING SUMMARY

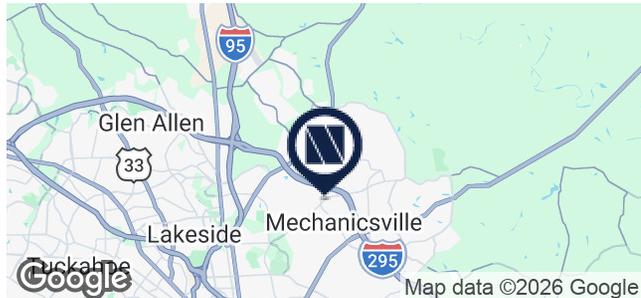
Lease Rate:	<b>Contact Agents *REDUCED PRICE*</b>
Building Size:	6,500 SF
Available SF:	2,310 - 4,260 SF
Zoning:	B-2C

### 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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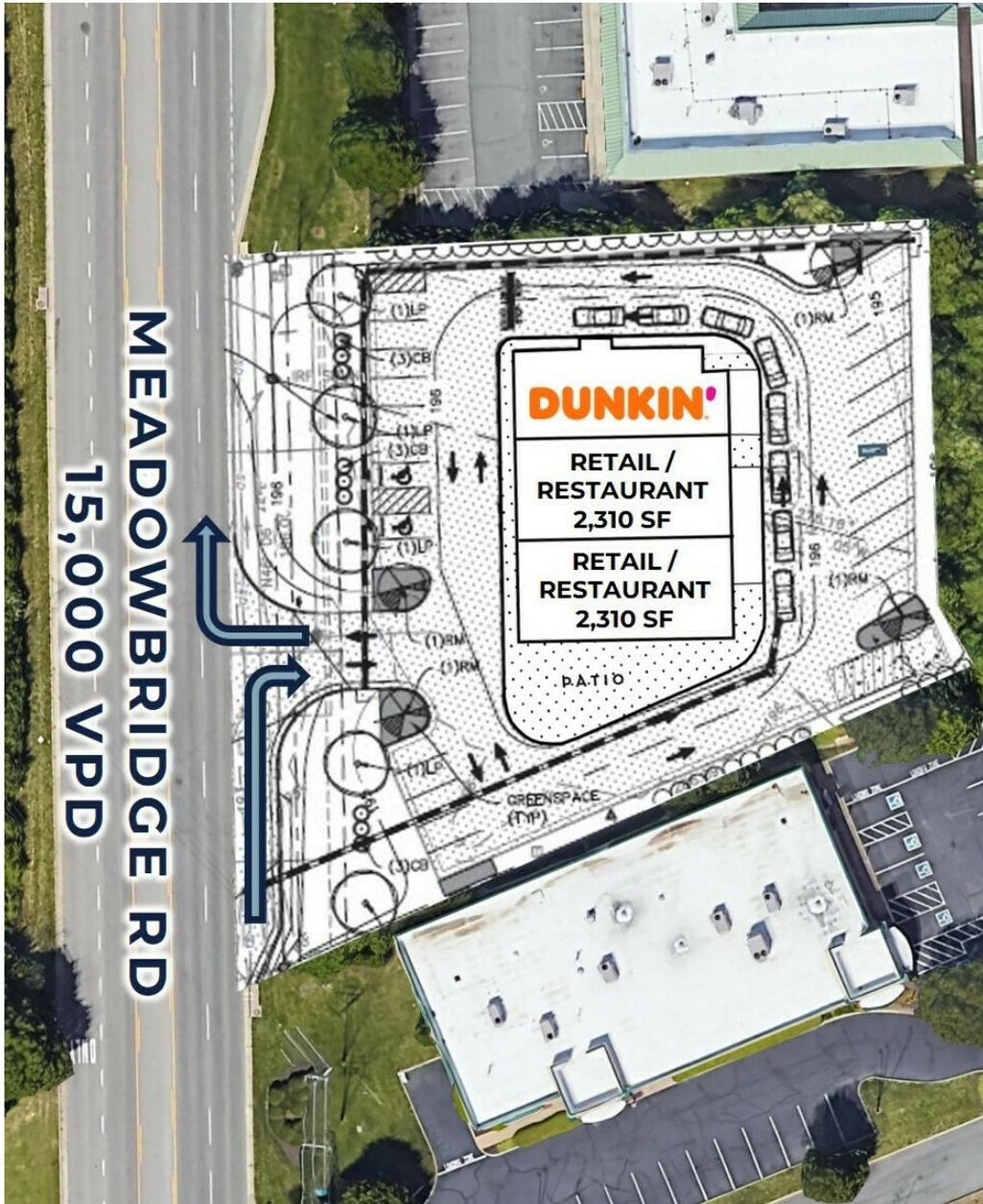
# CONTACT INFORMATION

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**XTEAM**

RETAIL ADVISORS

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