

FOR LEASE

DENTAL/MEDICAL OFFICE

11531 Nuckols Rd | Glen Allen, VA 23059



S.L. NUSBAUM
REALTY CO.



AUSTIN NEWMAN, SIOR

Vice President

O. 804.944.9270

C. 804.869.3492

anewman@slnusbaum.com

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	9,702 SF
Available SF:	Up to 4,070 SF
Zoning:	O-S

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,433	43,719	116,242
Daytime Population	8,611	57,214	120,310
Total Households	2,456	15,348	44,311
Average HH Income	\$221,572	\$201,705	\$163,383

PROPERTY OVERVIEW

Former 1,670 SF Dental Space fronting Nuckols Rd with 2,400 SF of Expansion Space

PROPERTY HIGHLIGHTS

- 1,670 SF former dental office with ability to expand up to 4,070 SF
- Endcap with signage fronting Nuckols Rd
- Immediate access to I-295
- Close proximity to Innsbrook Business Park
- Direct entry / Park at door

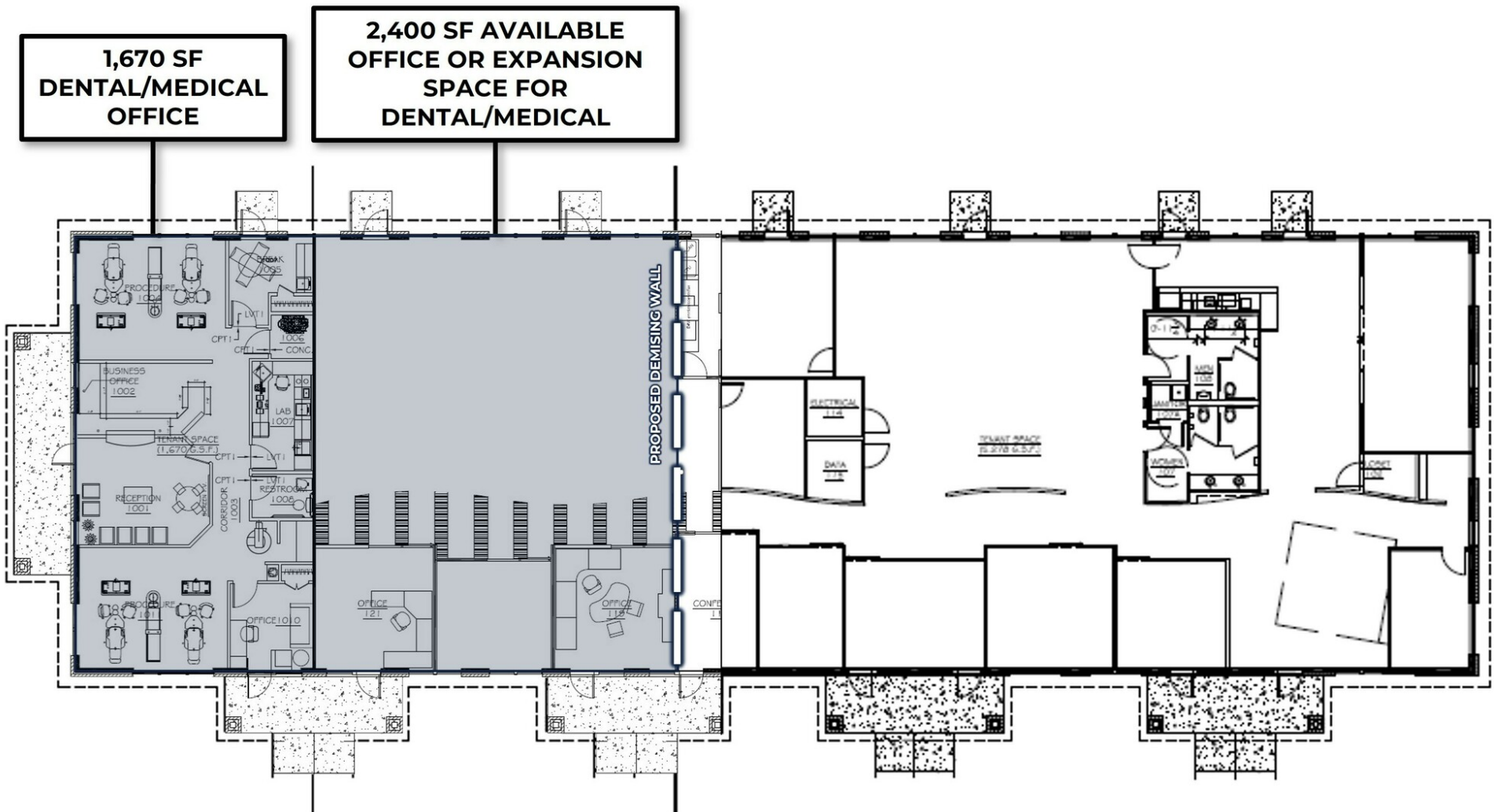
FLOOR PLAN

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DENTIST OFFICE

DENTAL/MEDICAL OFFICE
11531 Nuckols Rd | Glen Allen, VA 23059



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OFFICE/EXPANSION SPACE

DENTAL/MEDICAL OFFICE

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TRADE AREA

DENTAL/MEDICAL OFFICE

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CONTACT INFORMATION

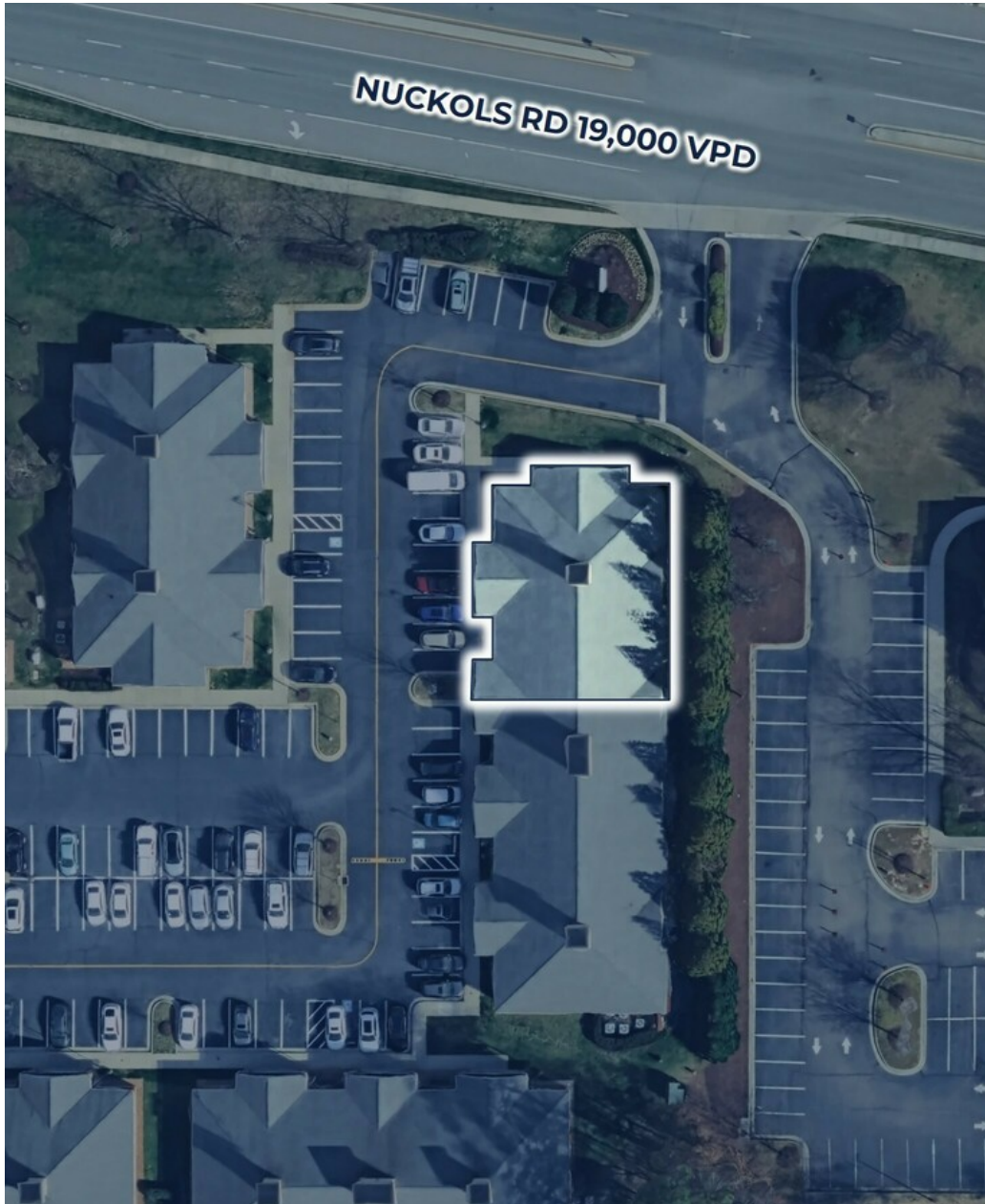
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