

FOR SALE OFFICE



2909 POLO PARKWAY
CHESTERFIELD, VA

ADJACENT TO NUMEROUS RETAIL AMENITIES



CUSHMAN &
WAKEFIELD

THALHIMER

2909 POLO PARKWAY

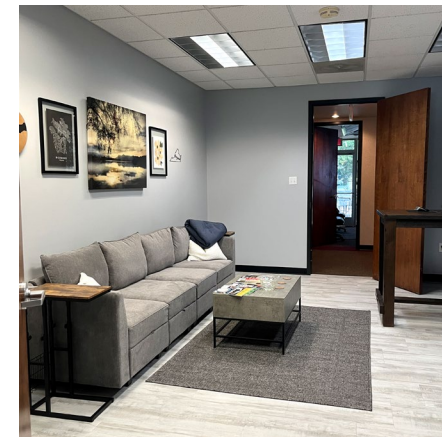
PROPERTY HIGHLIGHTS

- FOR SALE - 12,958 RSF
- Owner-occupier opportunity - 5,301 SF available in Suite 100
- Two established tenants provide immediate in-place income
- Abundant natural light
- Generously sized offices
- Excellent Polo Parkway location - adjacent to numerous restaurants, retail & Kroger grocery in Bellgrade Shopping Center

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,889	49,598	111,741
Est. Households	2,824	18,915	42,006
Avg. HH Income	\$148,308	\$166,771	\$165,126
Employees	6,366	46,019	55,938

Nearby Retailers



FLOOR PLAN

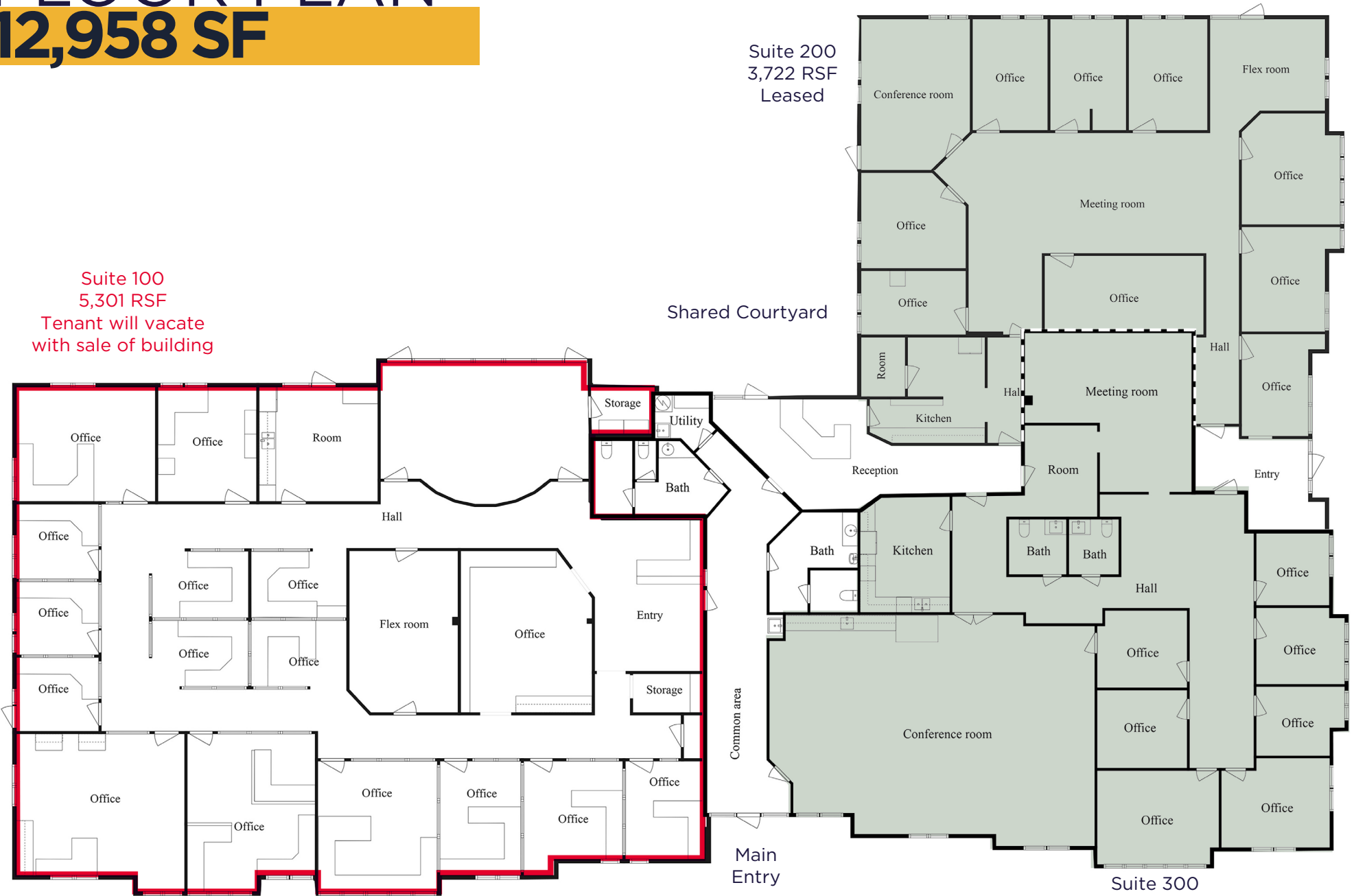
12,958 SF

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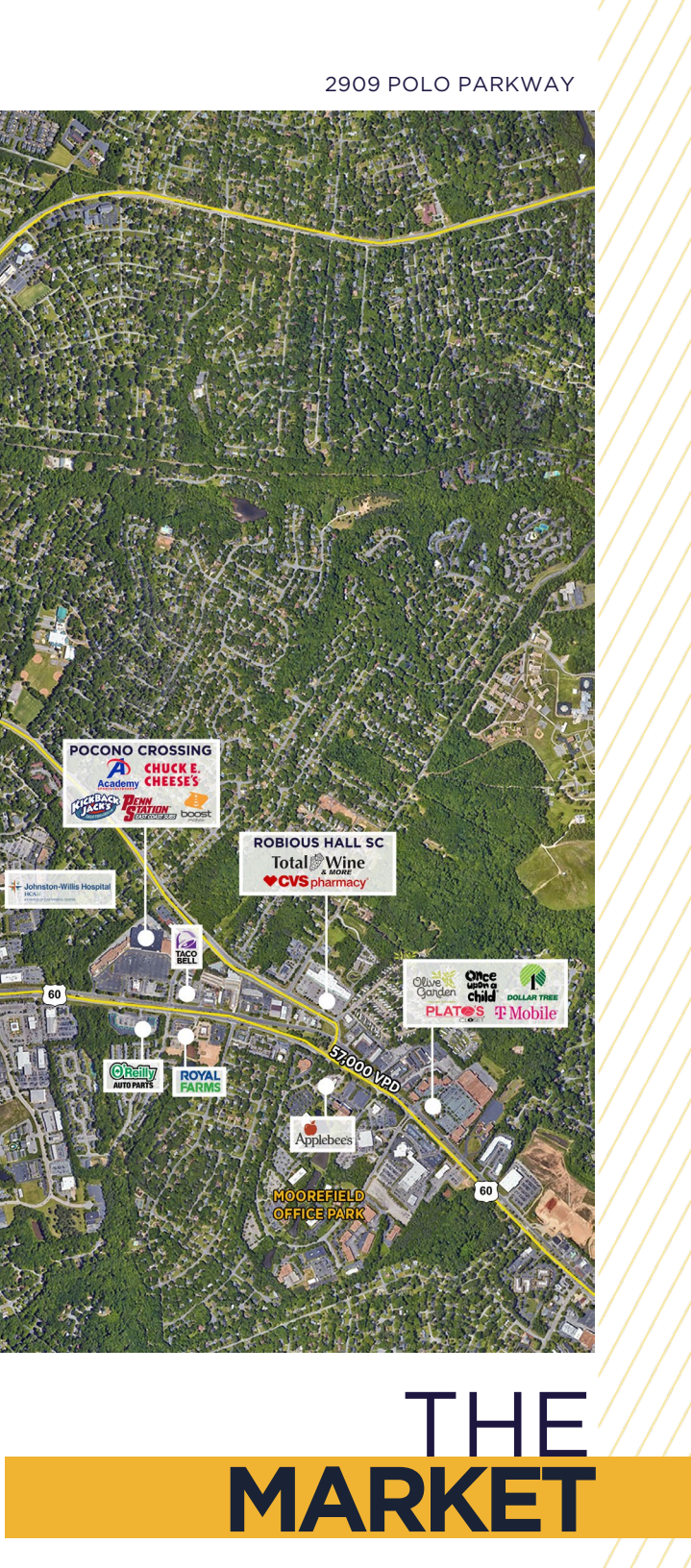
Suite 200
3,722 RSF
Leased

Suite 100
5,301 RSF
Tenant will vacate
with sale of building

Shared Courtyard



Suite 300
3,925 RSF
Leased



CONTACT INFORMATION

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