

**FOR
LEASE**

RETAIL SPACE

Hanover Shopping Center

7026-7042 Mechanicsville TnPk | Mechanicsville, VA 23111



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- Join CVS Pharmacy and ACE Hardware
- 1,713± SF available
- Fully signalized intersection provides easy access
- Adjacent to Mechanicsville High School
- Pass Through Charges: \$2.41 psf
- Traffic Count: 34,000 VPD
- Lease rate: Please contact agent

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,004	34,404	84,541
AVERAGE HH INCOME	\$87,726	\$100,987	\$94,107
DAYTIME EMPLOYEES	5,338	16,419	29,439

FOR MORE INFORMATION:

TODD BUTTNER

Senior Associate

804-793-0059

tbuttner@commonwealthcommercial.com

MORGAN TRIBLE

Vice President

804-433-1822

mtrible@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN



FOR LEASE | 7026-7042 MECHANICSVILLE TNPK | MECHANICSVILLE, VA 23111

 COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

SURROUNDING AREA



FOR LEASE | 7026-7042 MECHANICSVILLE TNPK | MECHANICSVILLE, VA 23111



COMMONWEALTH COMMERCIAL