

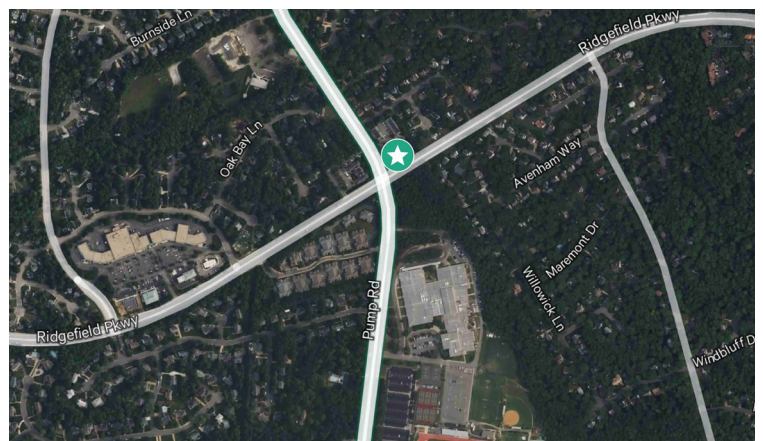
Ridgefield Commons

Excellent Access and Corner Visibility

2201 Pump Road
Richmond, Virginia 23233



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3,984

Total Available SF

\$26/SF

Asking Rent (NNN)

\$985K

Sale Price (\$247/SF)

Property Overview & Amenities

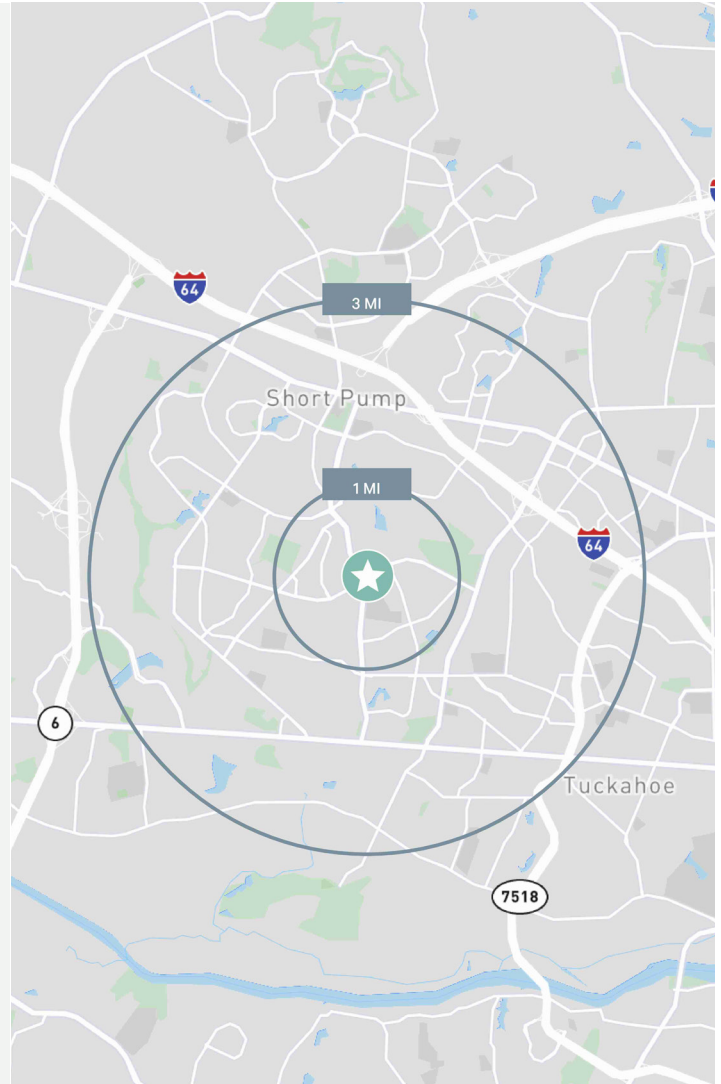
2201 Pump Road is a medical office condominium situated within Ridgefield Commons. Built in 2008, the property encompasses a total area of 3,984 SF and includes a range of facilities built out for dental practice. Key features include eight (8) chairs potentially included, a check-in/check-out desk, three (3) administrative offices, a waiting room that can accommodate 20 people, three (3) ADA-compliant restrooms, an oral X-ray room, and a staff kitchen with a dishwasher. The office is situated on a signalized hard corner at Pump Road and Ridgefield, offering excellent visibility.

- + The property is well-suited for a dental practice with its specialized features and facilities.
- + The location provides excellent visibility due to its position on a signalized hard corner, making it easily accessible.
- + Condo Fee: \$773.00 Per Month
- + For Lease: \$26.00/SF, NNN (includes landscaping, trash, electric for parking, water, sewer, snow removal, general liability insurance, parking lot)
- + Sale Price: \$985,000



Demographics

	1 Mile	3 Mile
Population		
Population	10,582	91,204
Daytime Population	7,341	97,781
Households		
2024 Average HHI	\$173,338	\$142,2ww43
2029 Average HHI	\$200,987	\$163,299
2024 Median HHI	\$129,840	\$100,722
Place of Work		
2024 Businesses	180	3,406
2024 Employees	1,684	46,492
Education		
Some College	1,239	8,649
Associate's Degree	325	4,053
Bachelor's Degree	2,850	23,529
Graduate Degree	2,468	16,868



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