

**FOR LEASE** Available Immediately

**HENRICO PLAZA**  
(UNDER CONSTRUCTION)

MIXED-USE DEVELOPMENT  
580 RESIDENTIAL UNITS  
15,000 SF RETAIL/RESTAURANT

**28,000 AADT**

Mechanicsville Turnpike

Neale St

**segALL**  
GROUP

COMMERCIAL REAL ESTATE

# 4101 Mechanicsville Turnpike

Mechanicsville, VA 23111

## Overview

- Pad sites, land available in growing dynamic market
- Prime parcel available for ground lease, build to suit, or sale
- Great visibility on Mechanicsville Turnpike
- Over 540 feet of frontage
- Directly across from Henrico Plaza, a mixed-use project with over 580 residential units

## Quick Facts

**Availability** Immediate; Landlord will consider build to suit

**Rental Rate** Negotiable

**Net Charges** TBD

**Nearby Tenants**



Strange's

Walgreens



Auto Zone

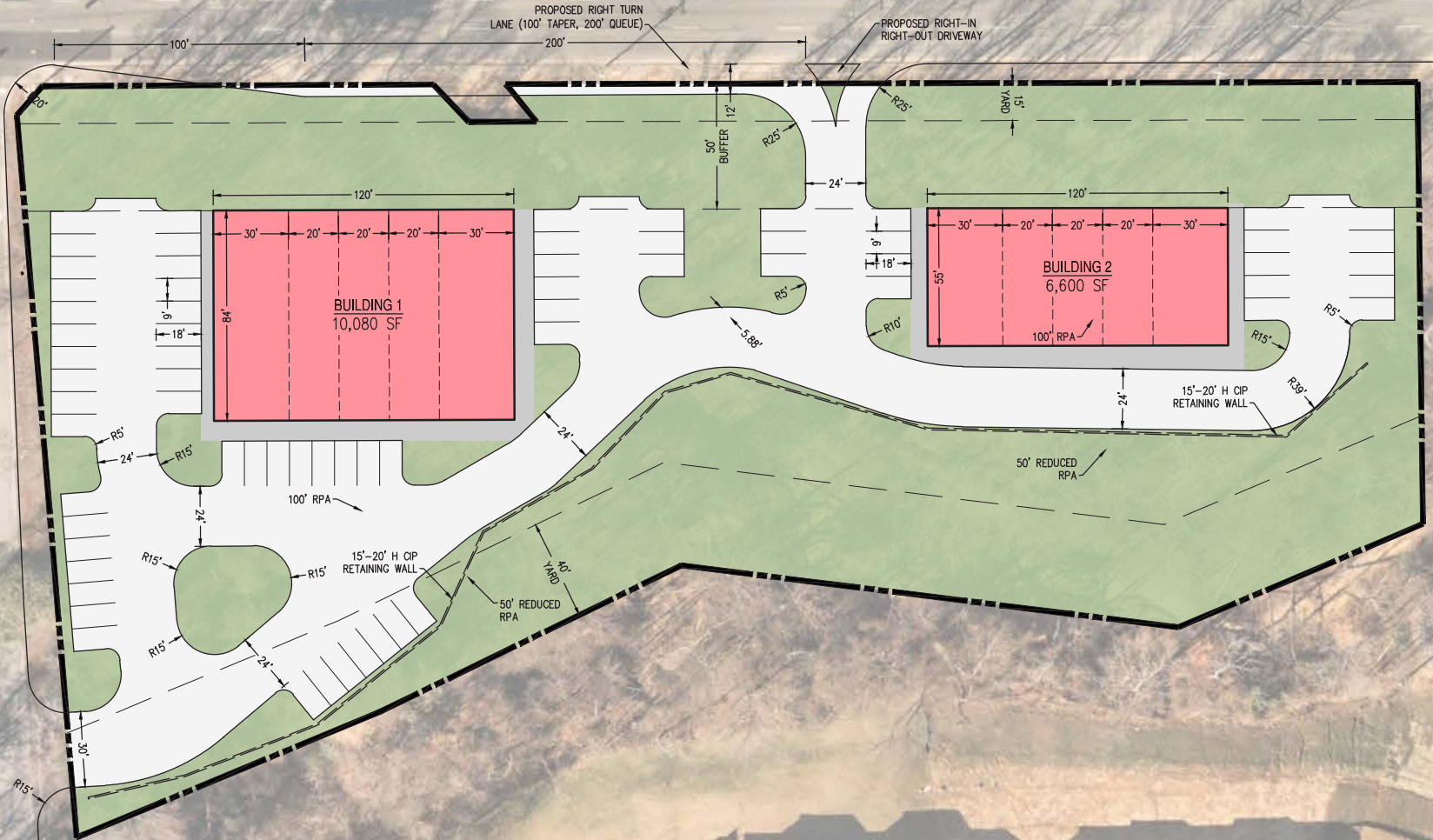
### 2024 Demographics

	1 mile	3 miles	5 miles
POPULATION	7,677	69,940	218,116
HOUSEHOLDS	3,084	28,743	98,226
AVG. HH INCOME	\$75,318	\$76,371	\$93,628
DAYTIME POPULATION	6,242	55,860	289,327
TRAFFIC COUNT	<b>28,000 AADT</b> (Mechanicsville Turnpike)		



MECHANISVILLE TPKE

NEALE ST





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15,000 SF RETAIL/RESTAURANT

AMPLE STORAGE

28,000 AADT

US 360

Mechanicsville Turnpike

Neale St

Grove Point Dr



# Interested? Contact:

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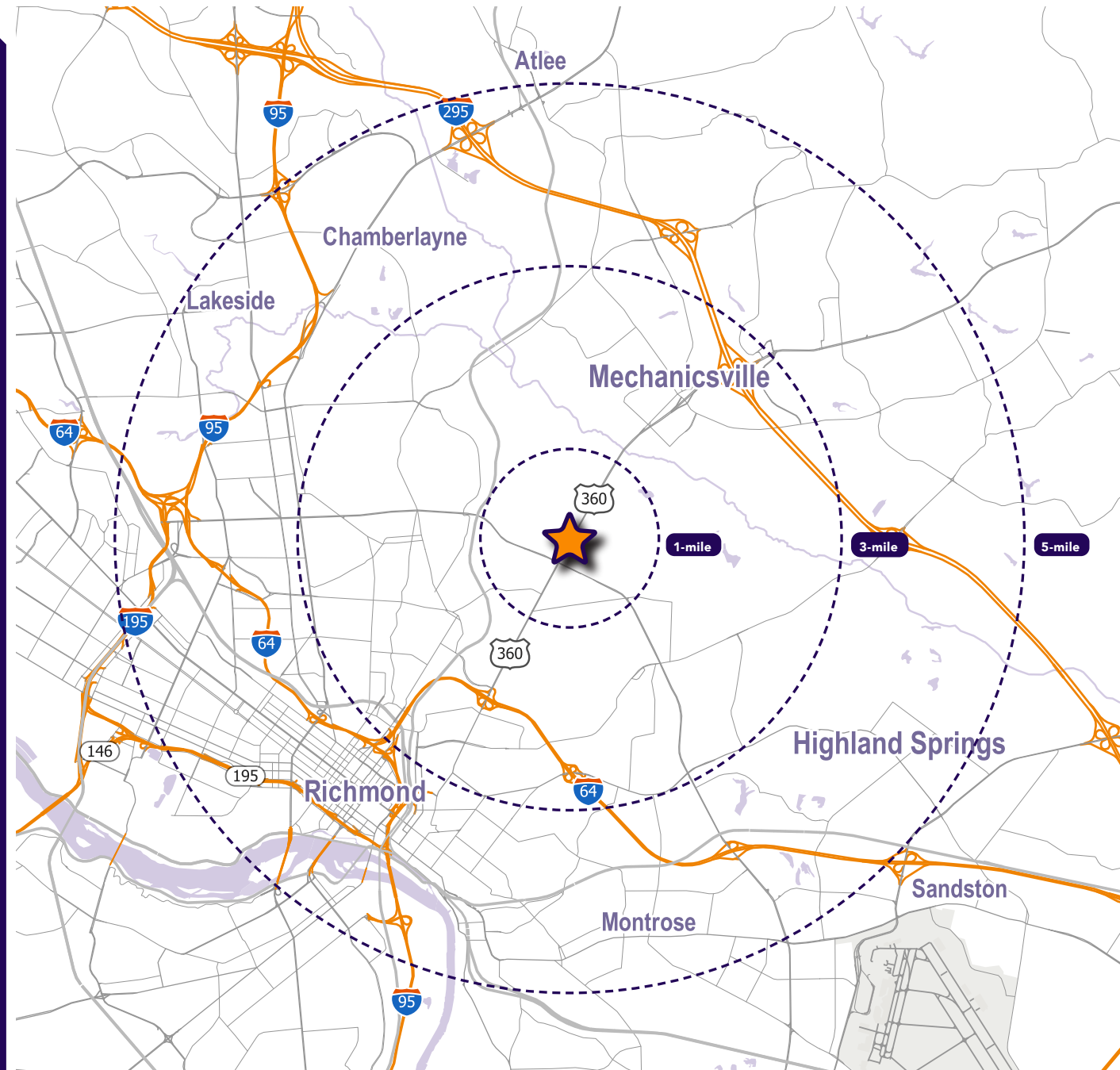
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