

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

BURGER KING



Auto Zone

2022 Demographics

1 mile

3 miles

5 miles



POPULATION

8,429

76,906

217,790



HOUSEHOLDS

3,291

29,986

92,589



AVG. HH
INCOME

\$72,540

\$64,206

\$78,127



DAYTIME
POPULATION

5,962

61,126

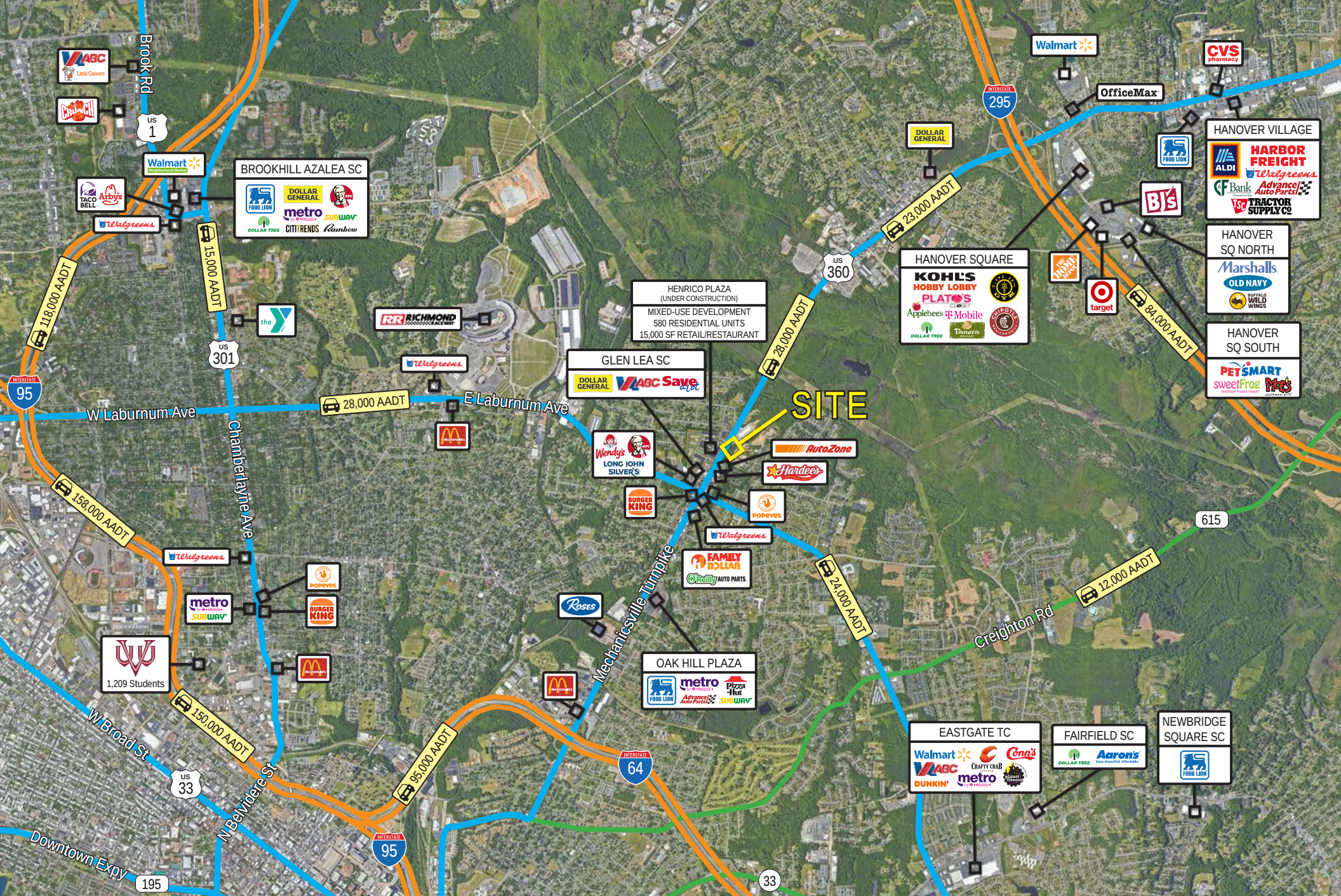
283,806



TRAFFIC COUNT

28,000 AADT
(Mechanicsville Turnpike)





Interested? Contact:

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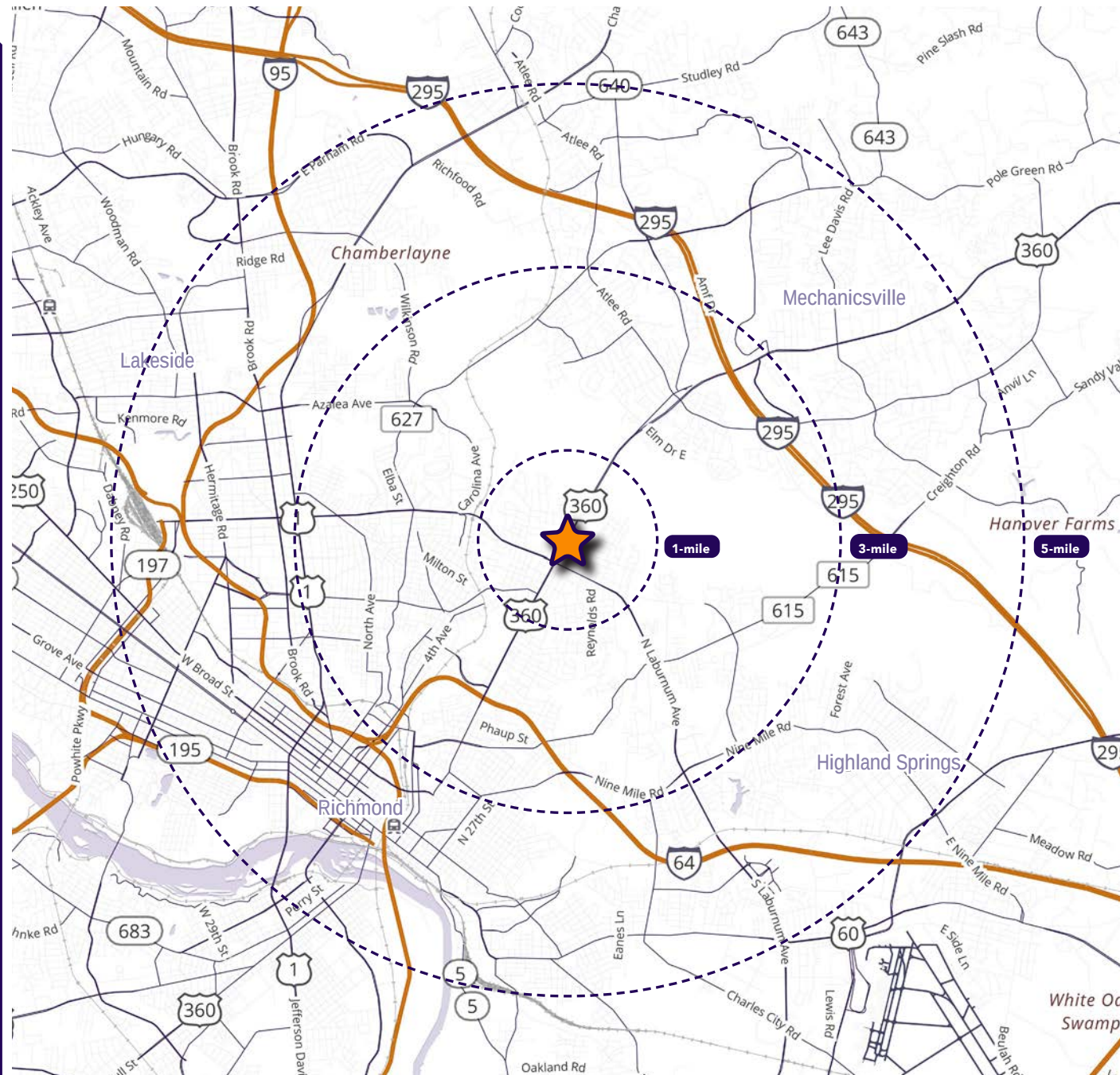
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