

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

2023 Demographics

1 mile

3 miles

5 miles



POPULATION

7,298

70,292

218,428



HOUSEHOLDS

2,939

28,922

98,340



AVG. HH
INCOME

\$78,045

\$70,915

\$87,933



DAYTIME
POPULATION

6,242

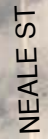
55,860

289,327



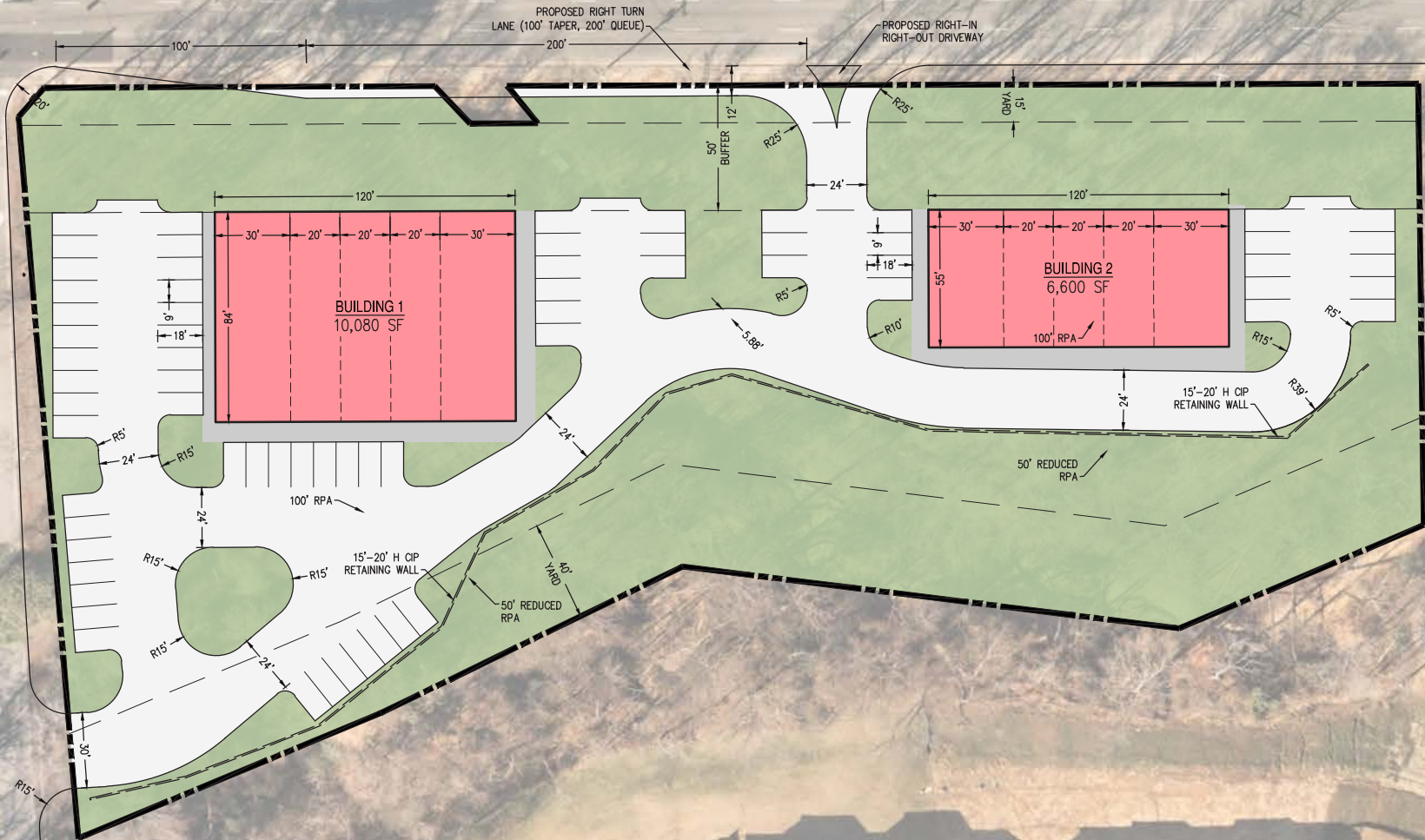
TRAFFIC COUNT

28,000 AADT
(Mechanicsville Turnpike)



PROPOSED RIGHT TURN
LANE (100' TAPER, 200' QUEUE).

PROPOSED RIGHT-IN
RIGHT-OUT DRIVEWAY





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AMPLE
STORAGE

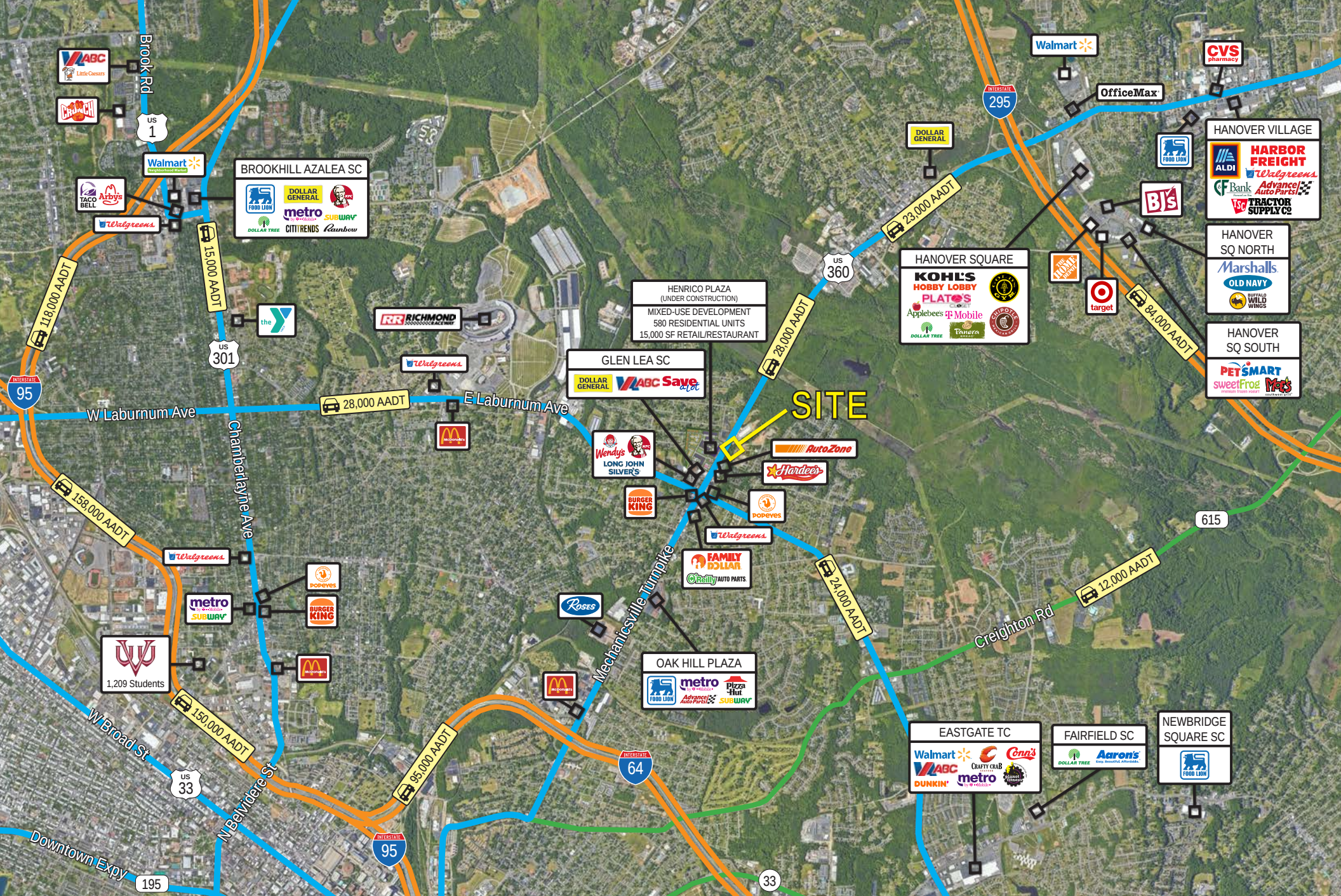
28,000 AADT

US
360

Mechanicsville Turnpike

Neale St

Grove Point Dr



Interested? Contact:

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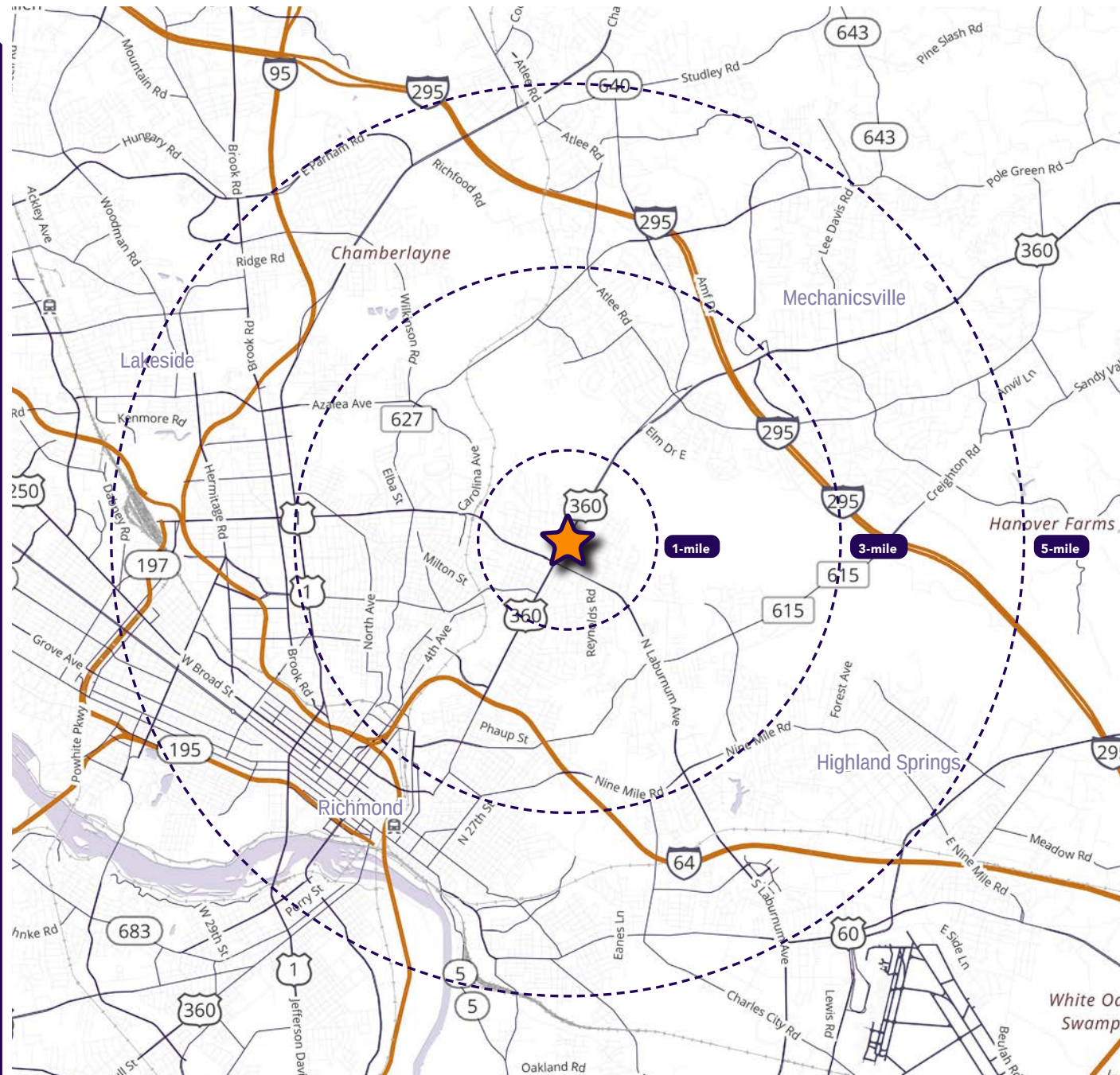
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