

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)		



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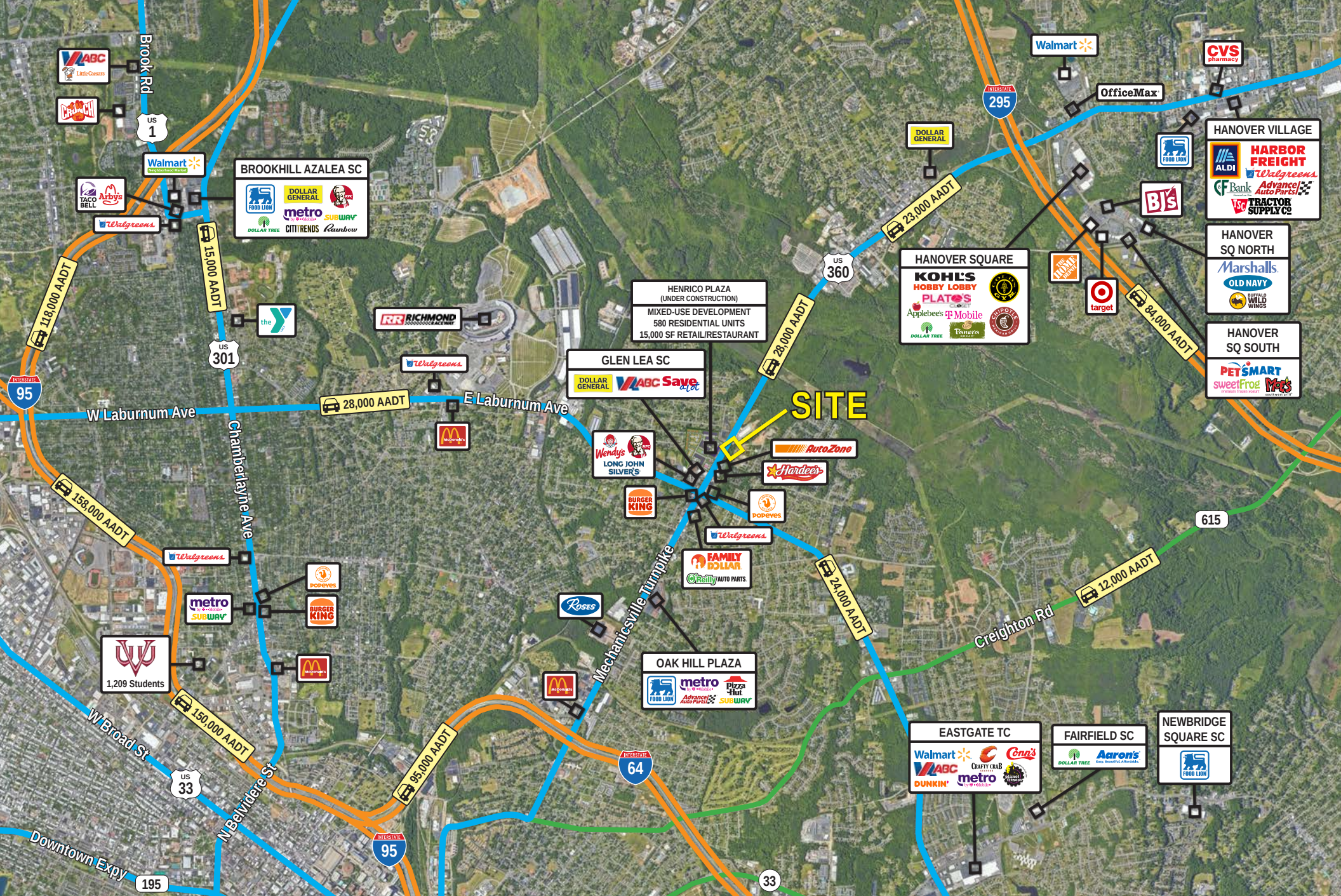
AMPLE
STORAGE

US
360

Mechanicsville Turnpike

Neale St

Grove Point Dr



Interested? Contact:

Rob Meeks

✉ rmeeks@segallgroup.com

☎ 202.741.8394

📞 202.352.2306

Trey Blankinship

✉ tblankinship@segallgroup.com

☎ 804.336.2501

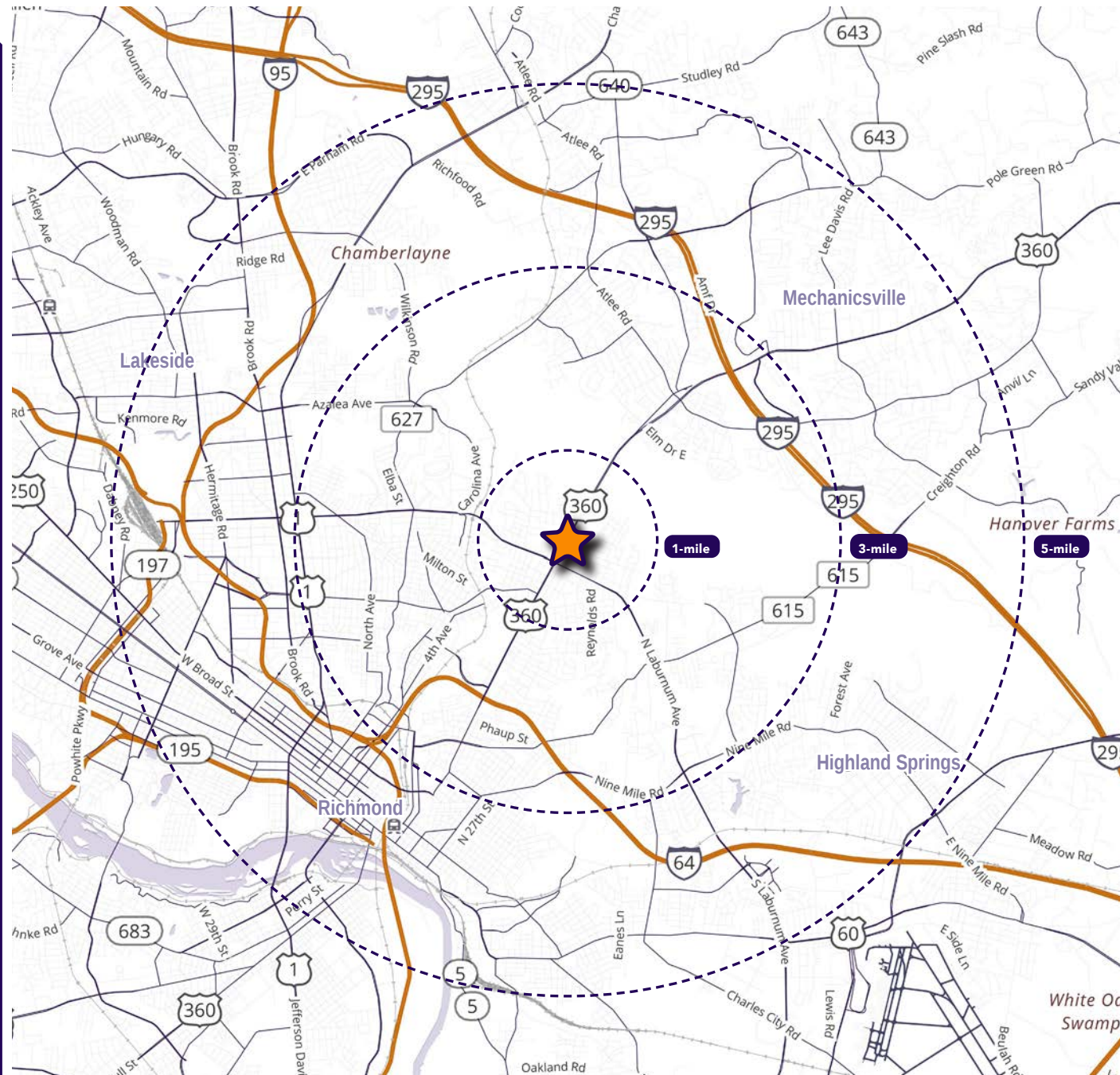
📞 804.516.1205

Jamie Lanham

✉ jlanham@segallgroup.com

☎ 804.336.2501

📞 410.336.0138



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

2400 Old Brick Road
Suite 54
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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