

FOR LEASE Available Immediately

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	  

2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,413	76,517	217,811
 HOUSEHOLDS	3,284	29,841	92,682
 AVG. HH INCOME	\$75,697	\$60,736	\$74,628
 DAYTIME POPULATION	1,248	17,989	127,021
 TRAFFIC COUNT	27,000 AADT (Mechanicsville Turnpike)		

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COMMERCIAL REAL ESTATE





HENRICO PLAZA
(UNDER CONSTRUCTION)
MIXED-USE DEVELOPMENT
580 RESIDENTIAL UNITS
15,000 SF RETAIL/RESTAURANT

AMPLE
STORAGE

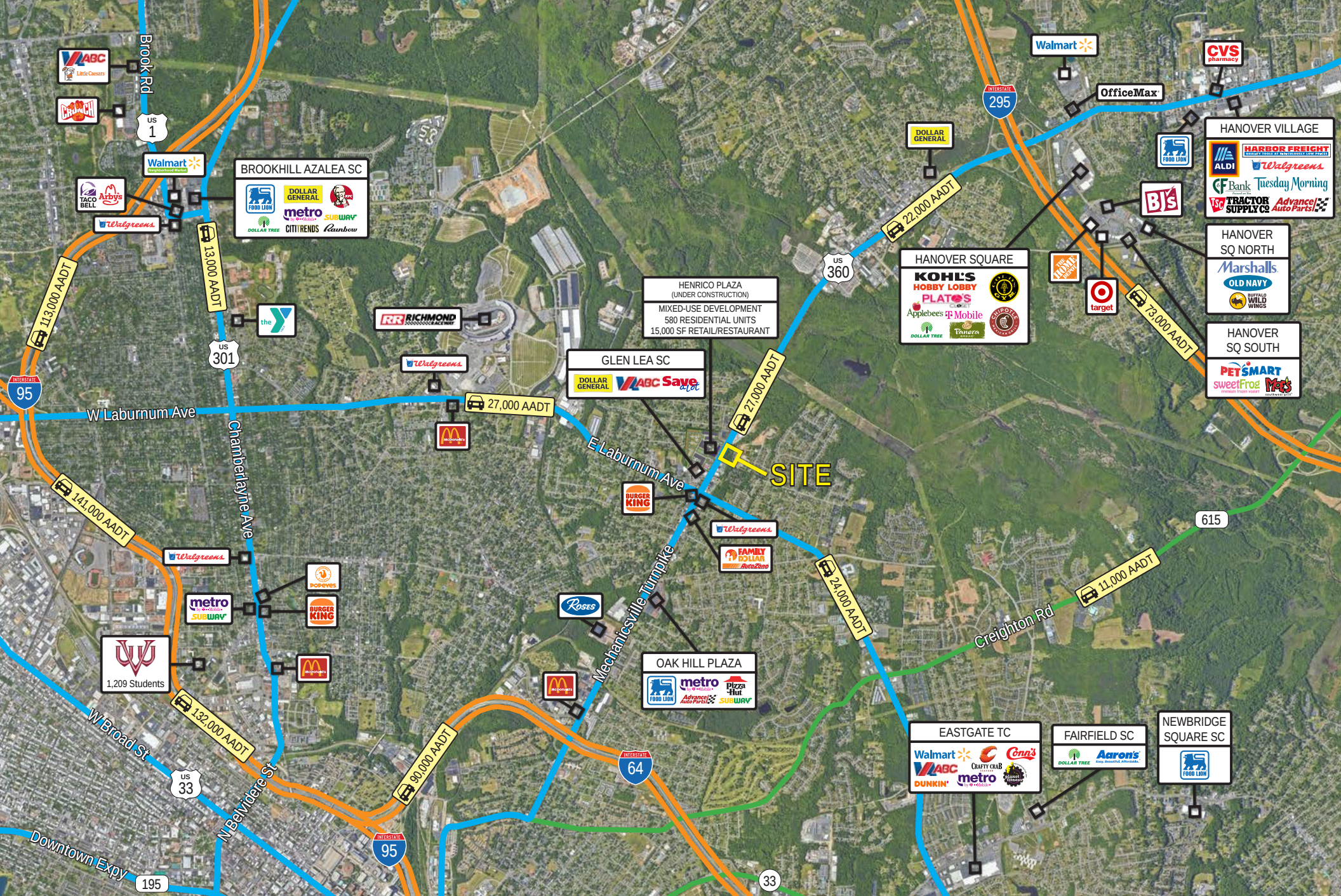
27,000 AADT

Mechanicsville Turnpike

Neale St

Grove Point Dr

US
360



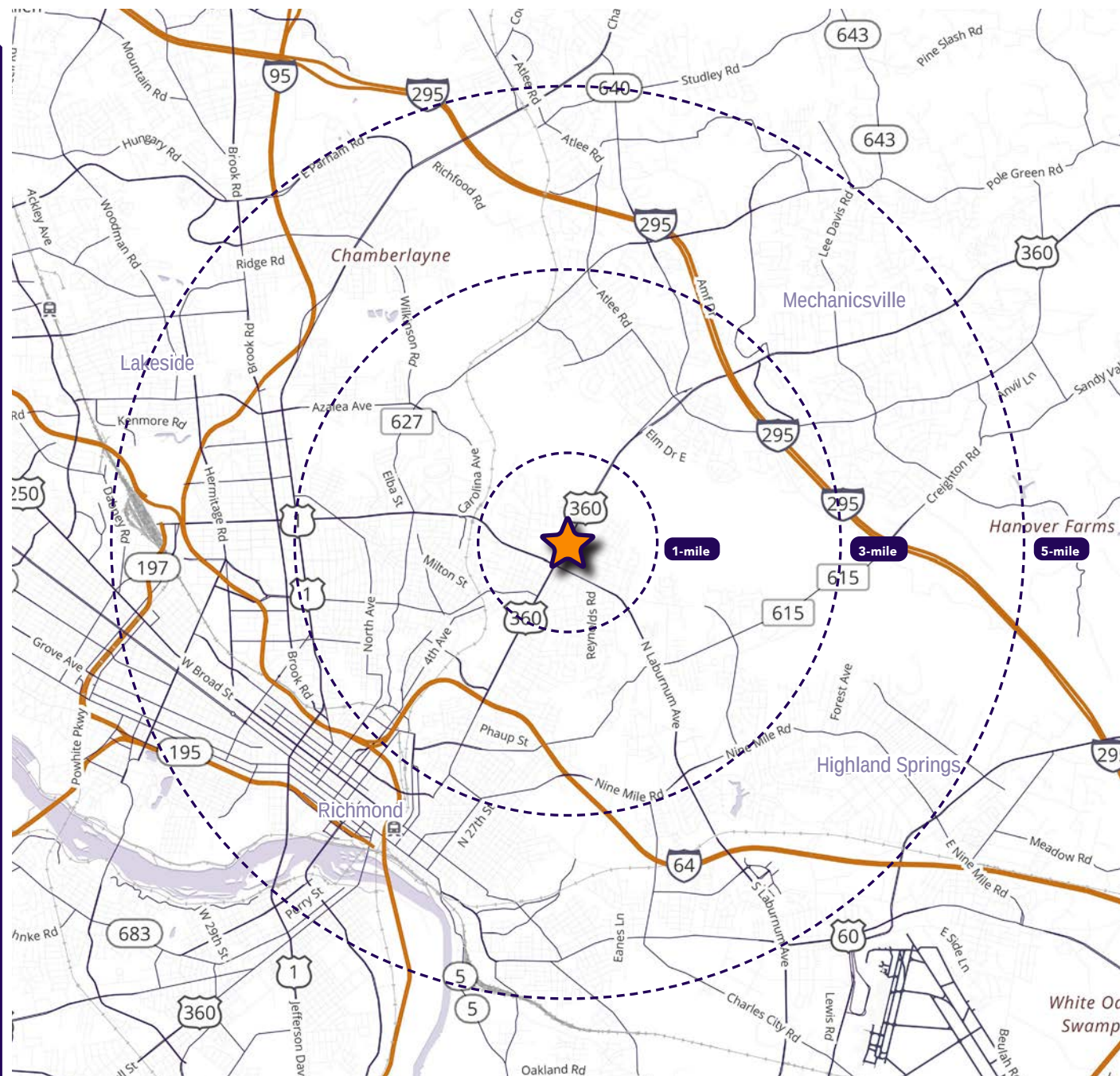
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