

# River's Bend Professional Center Chester, VA 23836

SALE/LEASE > OFFICE



## CONTACTS

**Matt Hamilton**  
Senior Vice President  
+1 804 591 2431  
matt.hamilton@colliers.com

**Colton Konvicka**  
Junior Associate  
+1 804 591 2411  
colton.konvicka@colliers.com



COLLIERS INTERNATIONAL  
7200 Glen Forest Drive  
Suite 200  
Richmond, VA 23226  
www.colliers.com

## PROPERTY FEATURES >

### 220, 300, 310 W. Hundred Road

- **PROPOSED** one story medical office condos – sale/lease
- Build-to-suit opportunity
- Zoned C-2
- 2,900 SF up to 9,792 SF
- All utilities stubbed to site
- Potential monument signage available

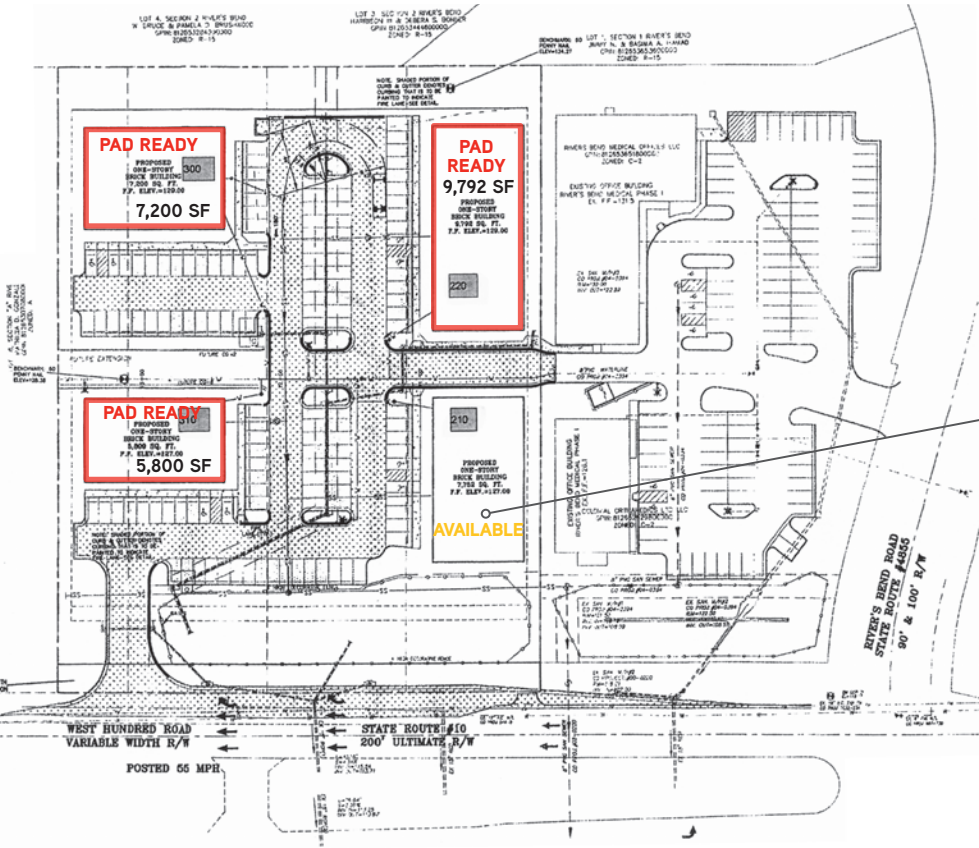
DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	3,168	17,722	61,206
AVG HH INCOME	\$175,127	\$117,317	\$103,796
TRAFFIC COUNTS	W. Hundred Road 41,000		

### 210 W. Hundred Road

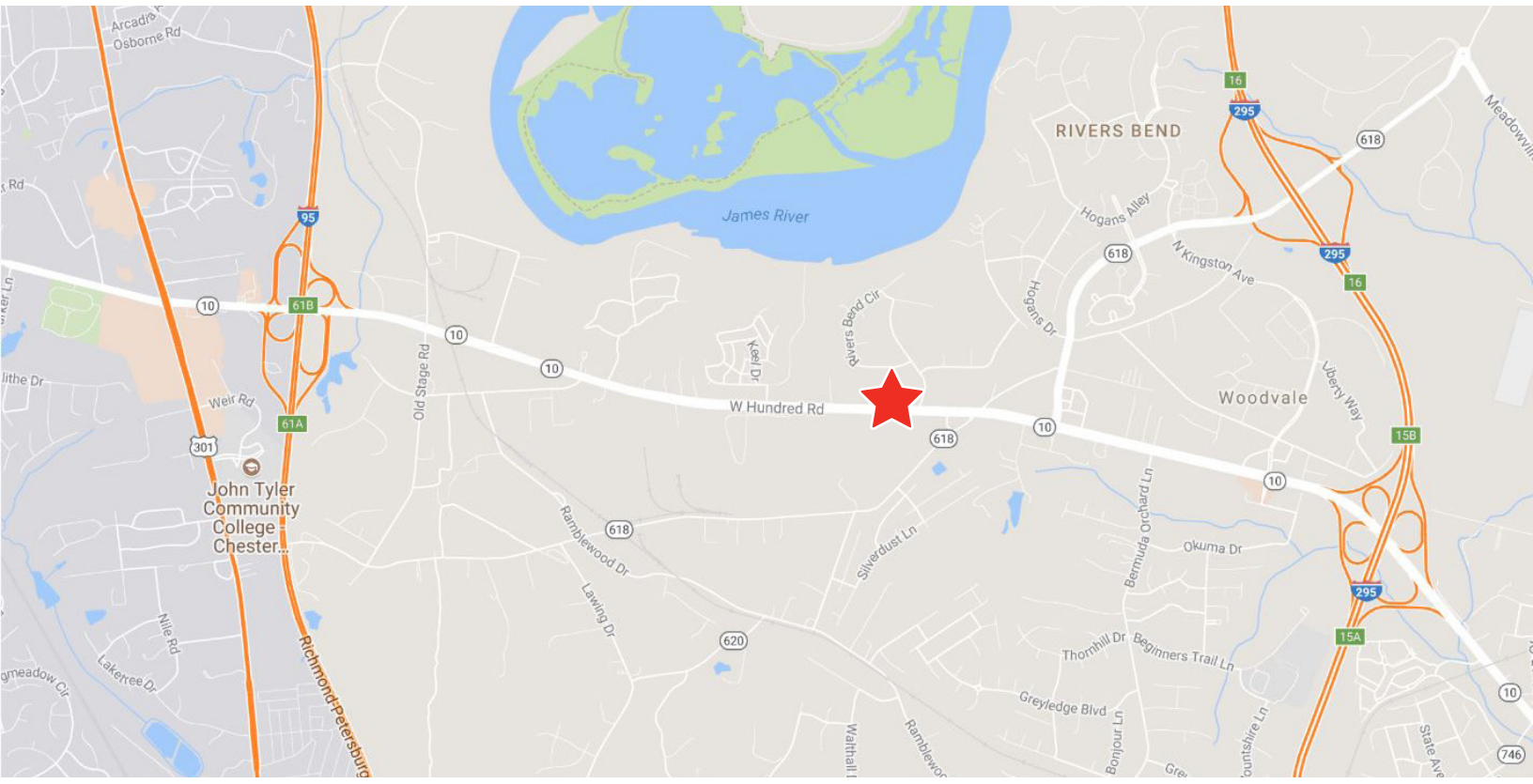
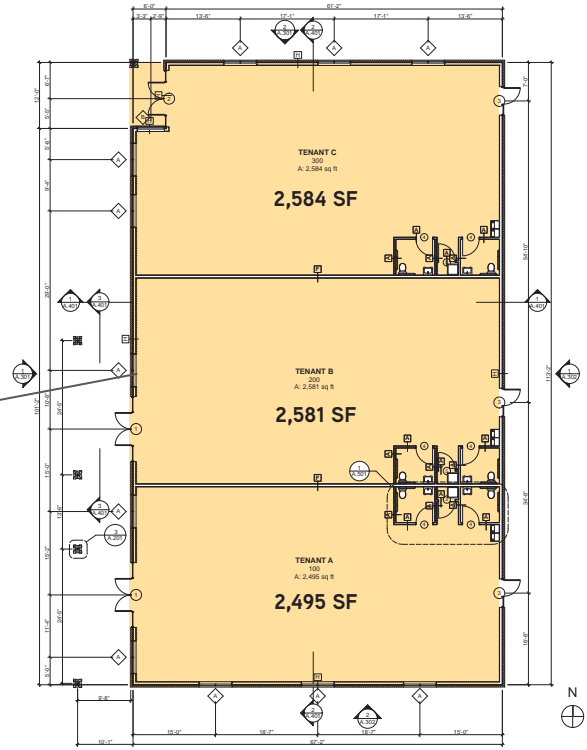
- **EXISTING** 7,752 SF one story medical office building
- ±2,500 – 7,752 SF condos available for sale/lease
- Built in 2014
- Visibility/signage from W. Hundred Road
- Join newly developed medical center which includes Colonial Orthopedics, David Ferry Dentistry, Spine Institute of Virginia, etc.
- Conveniently located between I-95 & I-295
- Parking ratio 5:1000 SF
- 5 miles from John Randolph Medical Center
- **Pricing: call agent for details**

Accelerating success.

SITE PLAN



FLOOR PLAN



The information contained herein was obtained from sources, believed reliable, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. File name: HundredRd\_210-310SellLease 8-7-18