

# FOR LEASE > 8253 Crown Colony | Mechanicsville, VA 23116

Be one of the first tenants to occupy Mechanicsville's newest office/medical location!



## CONTACTS

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## PROPERTY FEATURES

- > 8,202 two story brick office/medical building
- > Building is under construction and completion date planned for March 2018
- > 1,245 SF available on 1st floor  
1,245 to 2,499 SF available on 2nd floor (entire floor available)
- > Located at the intersection of Route 301 and Crown Colony Parkway
- > 28 parking spaces - 4/1,000 ratio
- > \$15.50- \$16.00/ SF, utilities included

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	3,248	24,081	69,668
Total Households	1,325	8,559	26,441
Median HH Income	\$94,426	\$101,775	\$80,335

Traffic counts: ±15,000 VPD

Accelerating success.



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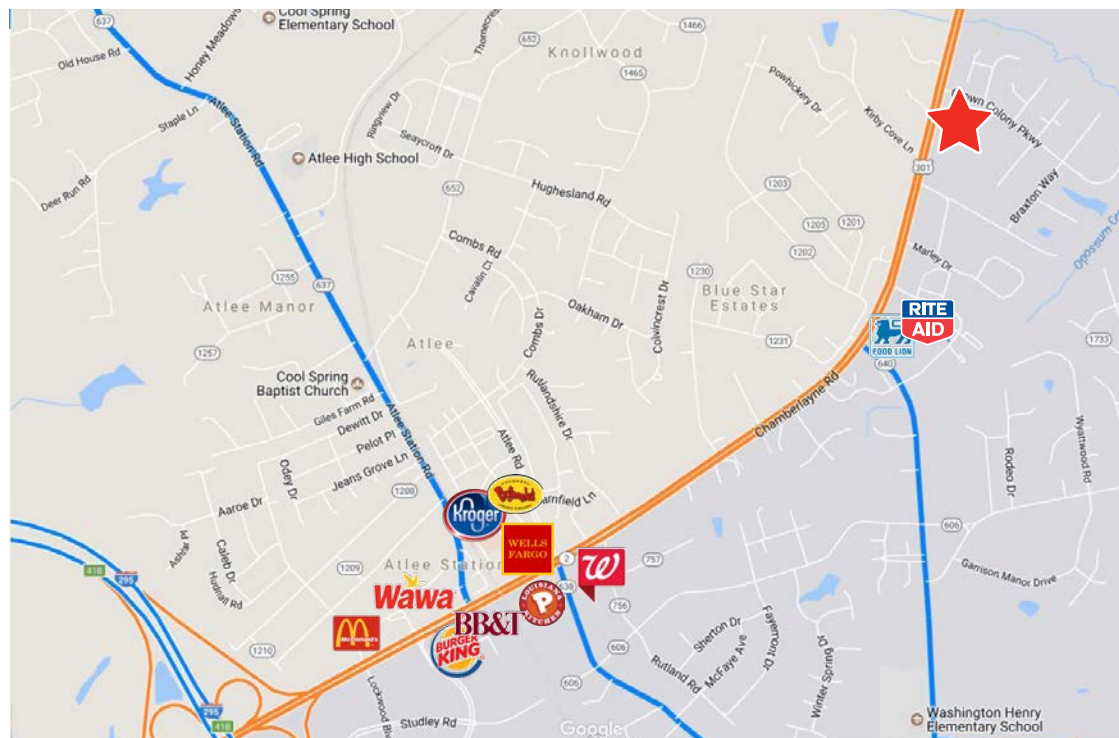
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