

BUILDING OR GROUND LEASE OPPORTUNITY

9186 Chamberlayne Rd. | Mechanicsville, VA 23116



CONTACT

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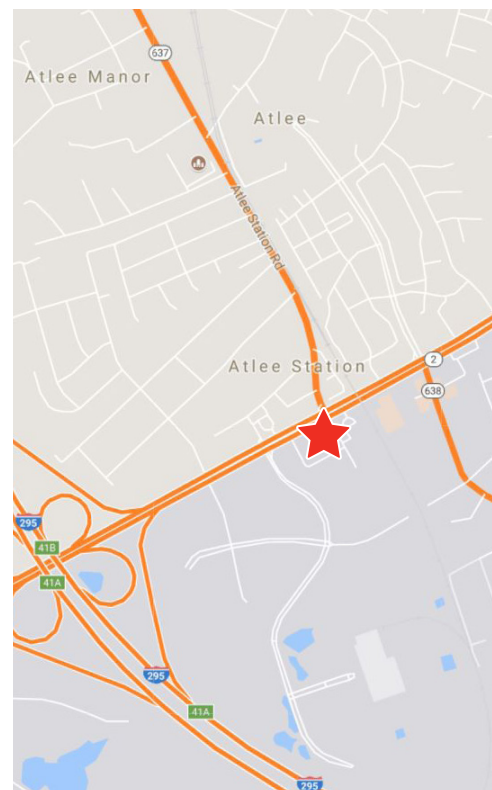


COLLIERS INTERNATIONAL
7200 Glen Forest Drive
Suite 200
Richmond, VA 23226
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PROPERTY FEATURES

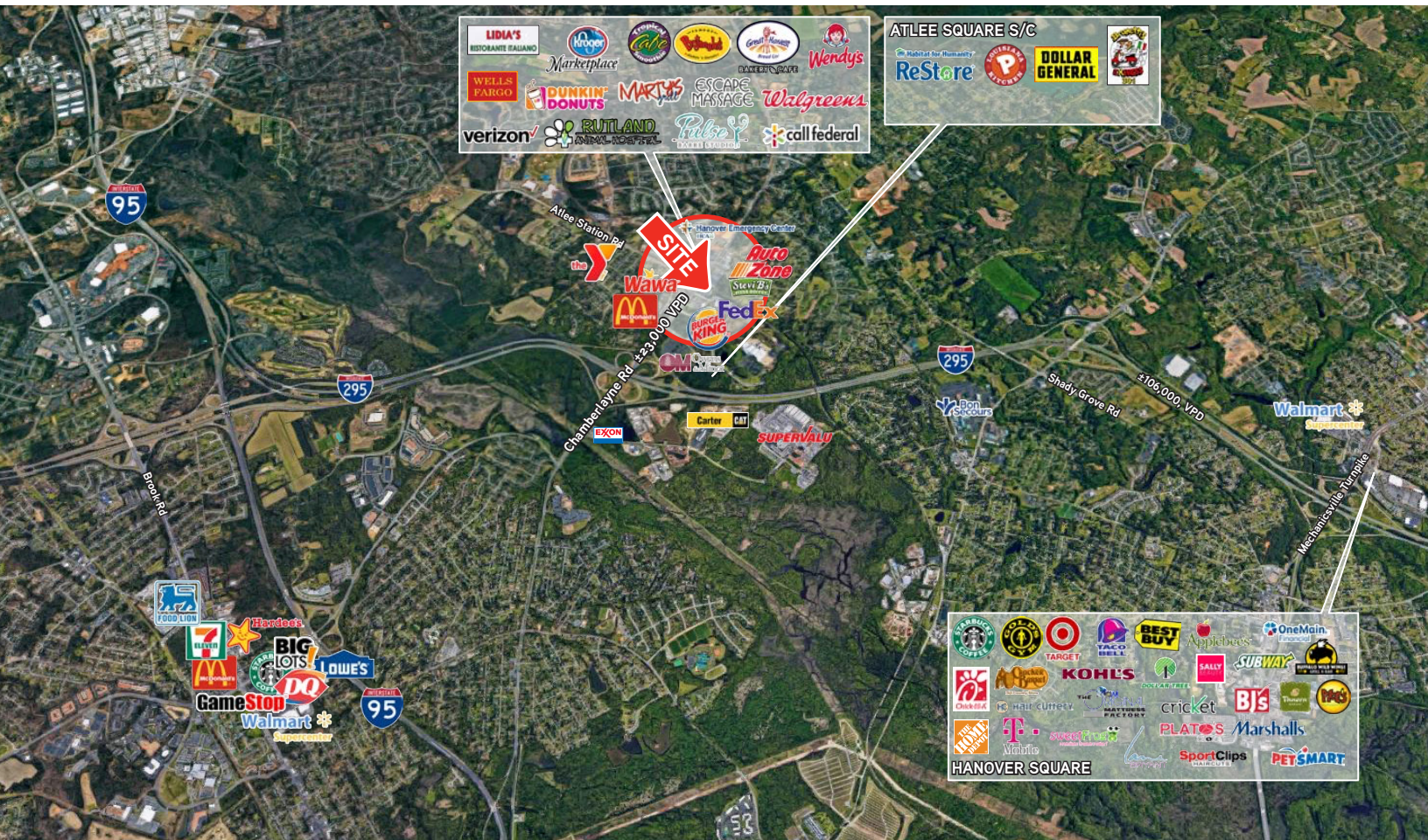
- 2,375 SF former bank branch on ±1.15 acres
- Zoned B-3 General Business District
- Excellent visibility and access at signalized intersection
- More than 36,000 cars pass the site daily
- Located in growing area of Richmond, Virginia MSA
- Impressive demographics, including average monthly retail expenditures of \$2,485 per household

DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	3,819	30,092	104,864
DAYTIME POPULATION	4,039	14,657	53,748
MEDIAN HH INCOME	\$93,111	\$88,904	\$ 65,047
TRAFFIC COUNTS	Chamberlayne Rd & Atlee Rd - ±28,000		



Accelerating success.

Building or ground lease opportunity

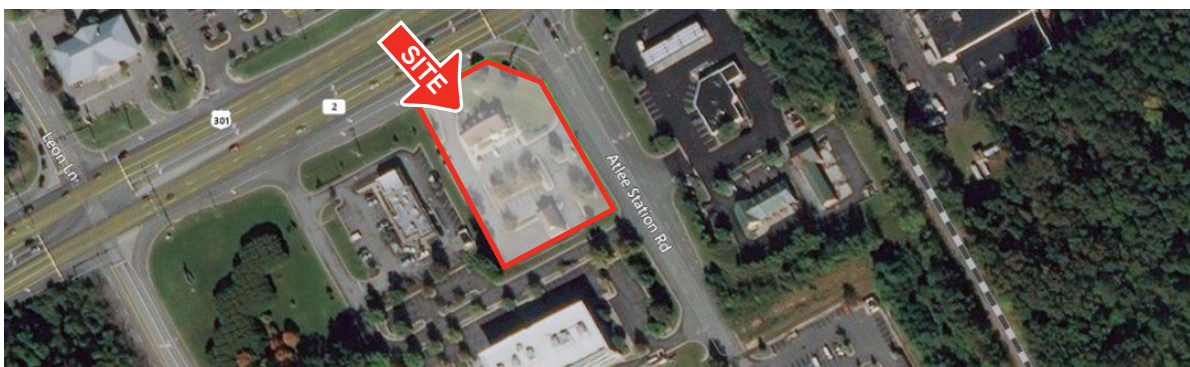


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