

FOR LEASE

125 YEARS SERVING RICHMOND

POLLARD & BAGBY

REAL ESTATE

8253 CROWN COLONY

Mechanicsville, VA 23116



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

PROPERTY FEATURES

- 8,202 two story brick office/medical building
- 1,109 RSF available on 2nd floor
- Can be subdivided into two 683 SF spaces
- 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

CONTACT INFORMATION

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Pollard & Bagby, Inc.

Serving Richmond's Real Estate Market Since 1894
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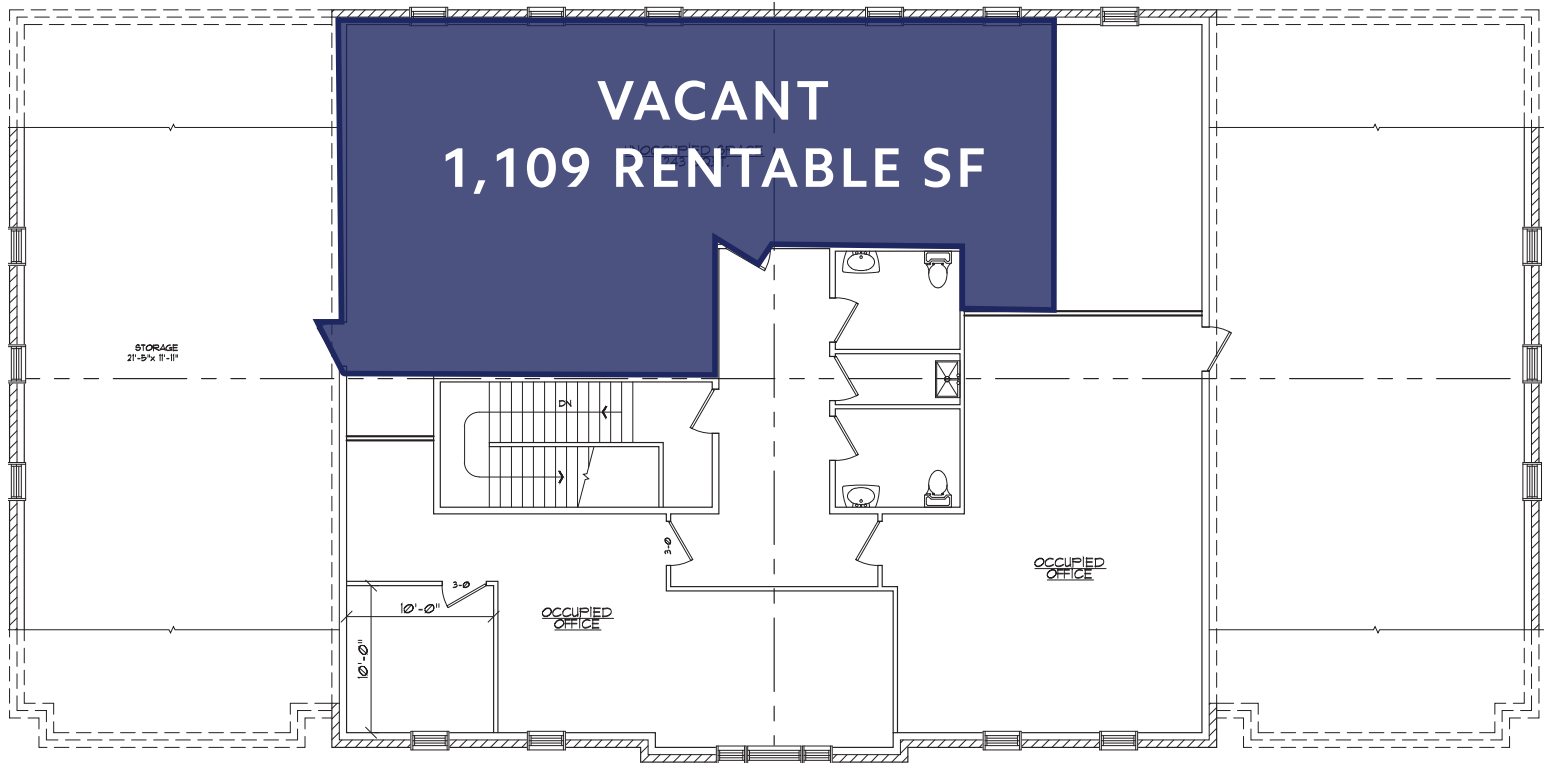
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FLOOR PLANS

Second Floor Plan



DEMOGRAPHICS

DEMOGRAPHIC FACTS	1 MILE	3 MILE	5 MILE
POPULATION	3,248	24,081	69,668
HOUSEHOLDS	1,325	8,559	26,441
MEDIAN HH INCOME	\$94,426	\$101,775	\$80,335
TRAFFIC COUNTS	±15,000 VPD		

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.