

FOR LEASE

**11537 Nuckols Road, Suite C
Glen Allen, VA 23059**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 1,934 SF office condo for lease
- Located in Grove Park Office Condos
- Park at your front door
- Conveniently located close to Short Pump and Innsbrook
- Excellent interstate access to 295/64 interchange
- Close to nearby hotels, restaurants, and shopping
- Lease Rate: Contact Agent

Demographics	1 mile	3 mile	5 mile
Population	7,392	46,464	118,042
Average HH Income	\$233,043	\$218,802	\$179,831
Daytime Employees	4,797	40,461	68,960

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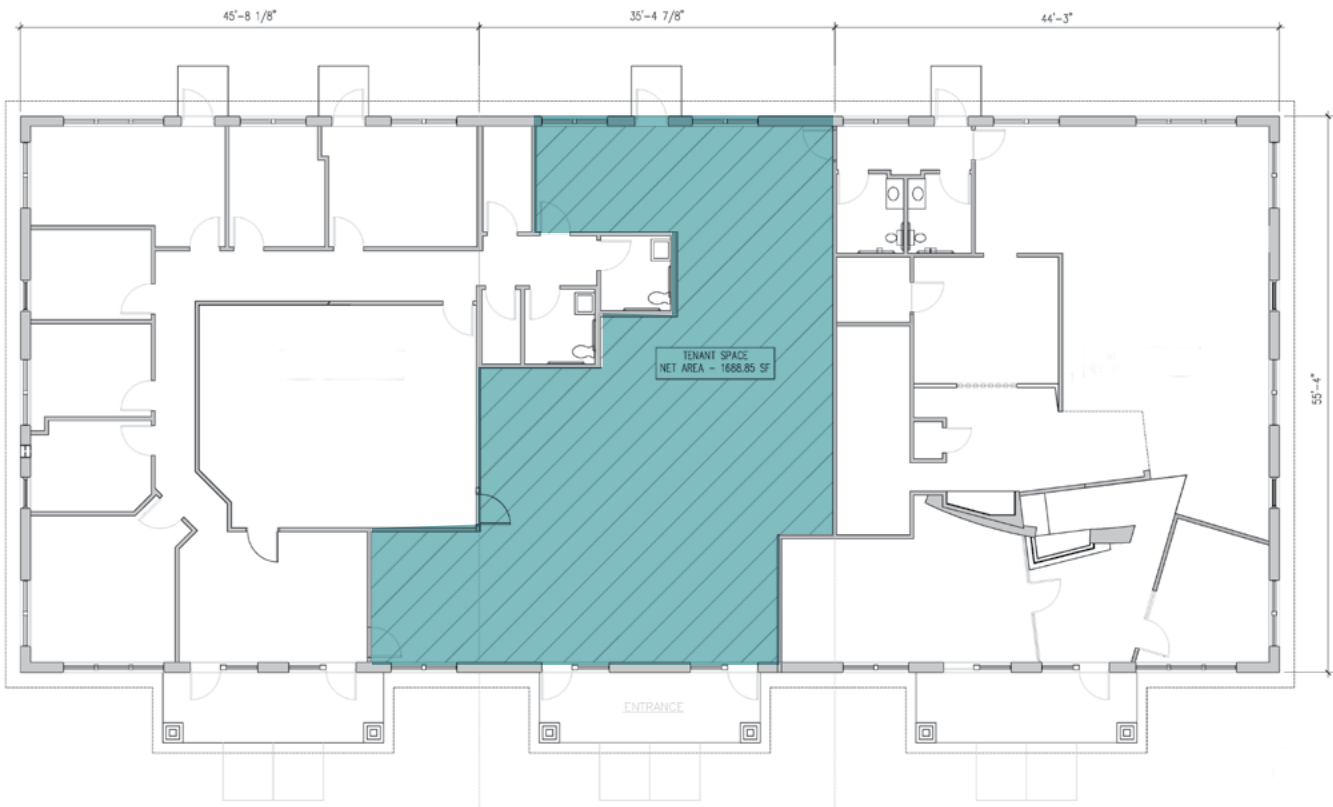
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4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

Suite C: 1,934 SF





Market Overview

11537 Nuckols Road | Glen Allen, Virginia

11537 Nuckols Road is a well-established office corridor serving the Short Pump, Innsbrook, and Wyndham areas—one of the most desirable suburban office submarkets in the Greater Richmond region. This area is known for its strong daytime population, professional services tenancy, and proximity to executive housing, making it highly attractive to medical, professional, and general office users.

Regional Access

The property benefits from immediate access to I-295 and I-64, providing efficient connectivity to the West End, Downtown Richmond, and Richmond International Airport. This strategic location allows tenants to draw from a broad employee base while maintaining convenient access for clients traveling throughout the metro area.

Amenity-Rich Business Environment

Surrounding the property is a dense concentration of retail, dining, and service amenities, including restaurants and daily-use conveniences within walking distance, along with hotels and additional retail offerings in nearby Short Pump and Twin Hickory. This amenity-rich environment supports employee satisfaction and reinforces the area's appeal as a stable, long-term office location.

Nearby Amenities



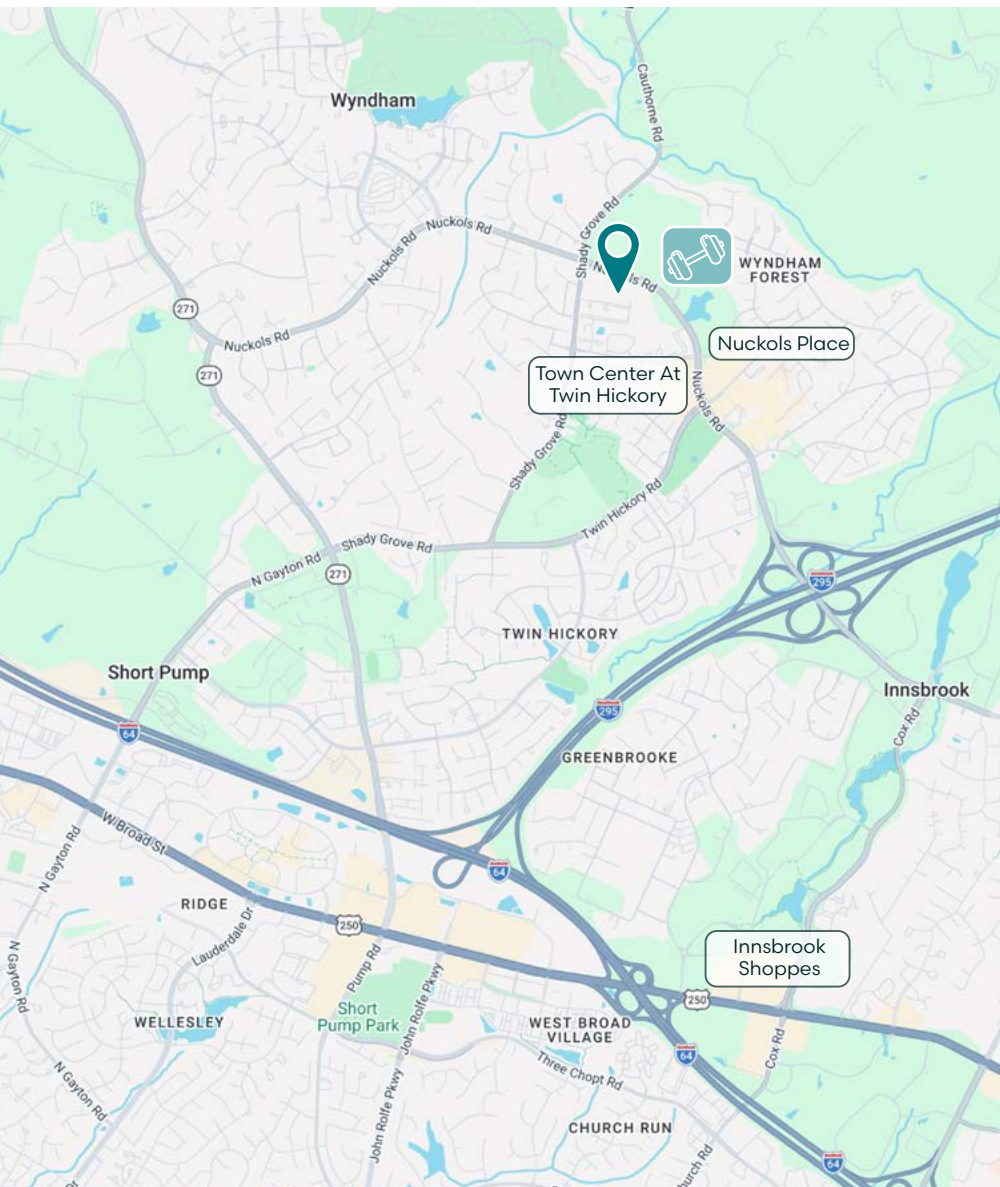
Chipotle
Chen's Chinese
Food Lion
Jersey Mike's Subs
La Vita E' Bella
McDonald's
MOD Pizza
Panera Bread
Pizza Hut
Rico's Mexican Grill
Sake & Sushi
Sandano's
Sedona Taphouse
Starbucks
Subway
Tropical Smoothie Cafe
Turning Point
Twin Hickory Tavern
Vampire Penguin



Club Pilates
CVS
Golf Galaxy
Hair Cuttery
Publix
Sport Clips
Walgreens
Virginia ABC
YMCA



Atlantic Union Bank
Truist
Wells Fargo Bank



Turning Point - One mile from office



Sedona - One mile from office



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