

SALE/ LEASE

GREAT LOCATION

Gaskins Professional Offices

2610 Gaskins Road, Suite B | Henrico, VA 23230



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 8,206± SF MEDICAL/OFFICE CONDO FOR SALE/LEASE
- › Availability
 - 1st Floor: 5,152± SF
 - 2nd Floor: 3,054± SF
- › 2-Story with medical office on 1st floor and professional office on 2nd floor
- › Ideal for owner-occupant medical use (former pediatric primary care facility)
- › Prime “end-cap” unit fronting highly-traffic intersection of Gaskins Road & Three Chopt Road
- › Building signage available
- › Located in the well-maintained, Gaskins Professional Office Development minutes from Interstate-64 & West Broad Street
- › **Rental Rate:** \$25/SF, NNN
- › **Sale Price Reduction:** \$2,200,000

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.





WESTPARK SHOPPING CENTER

Publix, SUBWAY, crumbl, Applebees, Planet Fitness, McDonald's, Dunkin' Donuts, Chick-fil-A, Wells Fargo, IHOP, Michaels, DSW, Costco Wholesale, Lowe's, Virginia Credit Union

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 8,551 | 98,602 | 200,226 |
| AVERAGE HH INCOME | \$118,882 | \$118,197 | \$127,891 |
| DAYTIME EMPLOYEES | 8,394 | 61,264 | 114,432 |

EXIT 180

INTERSTATE 64

SALE/LEASE | 2610 GASKINS ROAD, SUITE B | HENRICO, VA 23230