

SALE/ LEASE

GREAT LOCATION

Retail Development

6297 Mechanicsville Turnpike | Mechanicsville, VA 23111



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Proposed 41.3 acre retail development fronting Mechanicsville Turnpike with pad sites available for sale or lease
- › Large residential population in surrounding area
- › Nearby tenants include: Kroger, American Family Fitness, Carenow, Virginia Family Dentistry, Lowe's & AutoZone
- › Traffic count: 34,000± VPD - Mechanicsville Turnpike at Creighton Parkway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,448	29,533	62,969
AVERAGE HH INCOME	\$112,419	\$107,276	\$102,502
DAYTIME EMPLOYEES	1,850	11,323	23,617

FOR MORE INFORMATION:

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Co-listed



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

SITE PLAN

