

FOR LEASE

**7225 Bell Creek Road
Mechanicsville, VA 23111**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Hanover Square South

- Join Home Depot, Target, PetSmart, and Lane Bryant
- ONE space available 7,274± SF
- Proven restaurant location
- 13,000± VPD (Cold Harbor at I-295)
- 54,000± VPD (Route 360 @ Cold Harbor)

Demographics	1 mile	3 mile	5 mile
2026 Population	3,689	37,201	107,058
Median Age	53.1	42.7	41.5
Avg Household Income	\$75,365	\$103,032	\$94,323

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Site Plan

7,275 SF Available



Market Overview

Hanover, VA



A Perfect Choice for Business Success

- Businesses in Hanover benefit from being located in a community with an award-winning public school system, as well as being centrally located among some of Virginia's most esteemed colleges and universities.
- 50.64% of the population in Hanover County have an associate's degree or higher. 42.71% have a Bachelor's degree or higher.
- Hanover County businesses are part of a thriving regional corporate community in the Greater Richmond area. Both Hanover and the region enjoy a diverse economic base which includes 12 Fortune 1000 headquarters, and well-established firms with advanced operations in the pharmaceutical, chemical, biotech, and semiconductor industries.
- As the result of its proximity to major population centers along the East Coast, Hanover businesses have access to an enviable transportation infrastructure that includes major interstates, rail and port facilities, commercial and municipal airports, foreign trade zones, and overnight delivery hubs.
- Hanover County has a labor force of 67,651 people, with an unemployment rate of 2.4%.

Hanover Square

Shopping Center with an estimated 57K+ visits daily / 3M+ visits annually

