FOR LEASE

Bell Creek Commons | 12,188 SF Junior Box

7290-7297 Battle Hill Drive, Mechanicsville, VA 23111

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Potential Rendering

Property Features

- 12,188± SF second-generation junior box (Suite IB) next to Planet Fitness (17,850± SF)
- Entrance to Hanover Square at Bell Creek Rd & Mechanicsville Tpke (US 360), just off I-295
- National co-tenants include Chick-fil-A, Starbucks, Noodles & Company, and FedEx Office
- Freeway visibility, pylon signage, dedicated turn lane, and 545' of frontage on Bell Creek Rd.
- 51,089 AADT on Mechanicsville Tpke and 14,145 AADT on Bell Creek Rd; 257 spaces (6.0/1,000 SF)
- Surrounded by Target, BJ's, Home Depot, Kohl's, Hobby Lobby, Marshalls, Old Navy, and PetSmart
- Lease Rate: Negotiable

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Site Plan



Demographics	1 mile	3 mile	5 mile
Population	6,080	40,068	117,811
Avg HH Income	$95,667	$111,341	$97,469
Businesses	4,558	15,224	31,150
Daytime Employees	416	2,118	3,973

Market Overview

Hanover Snapshot

5,397+
COMPANIES

$112,188
HH INCOME

113,549+
POPULATION

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%.

HIGH QUALITY OF LIFE

Hanover has been recognized by Forbes, Bloomberg BusinessWeek, Money magazine and the American City Business Journals for its superior quality of life.

SOURCE: www.hanovervirginia.com



- Hanover County is strategically located in Central Virginia and is perfectly situated at the mid-point of the East Coast. It is bisected by Interstate 95, just north of its intersection with Interstate 64 in the metropolitan Richmond region. Interstate 295 borders the County on the south.
- The strong transportation network allows an easy commute to jobs in the metropolitan region from more than 20 surrounding cities, towns and counties.
- Hanover County is a 90-minute drive from the nation's capital, Washington D.C., and 15 minutes from the Commonwealth's capital, Richmond.