

FOR LEASE

9218 Rutlandshire Drive
Mechanicsville, VA 23116



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

FOR MORE INFORMATION:

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PROPERTY HIGHLIGHTS

- › 2,500± SF Office/Medical Space for Lease
- › Prime location within the highly sought-after Rutland mixed-use development
- › New construction, ideal for professional or medical users
- › Convenient accessibility to Route-301 and Interstate-295
- › Abundant nearby amenities including Wong's Tacos, Pizza & Beer of Richmond, Starbucks & Jersey Mike's
- › Lease Rate: \$35.00/SF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,008	33,622	97,722
AVERAGE HH INCOME	\$155,363	\$149,917	\$126,371
DAYTIME EMPLOYEES	2,331	13,912	46,452

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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



