

SALE/ LEASE

Superb Parking

Bell Creek Square

7501 Right Flank Road | Mechanicsville, VA 23116



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



REDUCED SALE PRICE!

PROPERTY HIGHLIGHTS

- › 8,100± SF medical condo/office available for sale or lease
- › Suites ranging from 4,000 - 8,100± SF
- › Ideal for medical tenant, previously occupied by Virginia Cancer Institute with plumbing throughout
- › Located in the Bell Creek Square medical/office complex, less than 2 miles from I-295
- › Superb parking ratios throughout park (7.4 spaces/1,000 SF)
- › Professionally managed medical office development
- › **Lease rate:** \$18.75/SF, NNN
- › **Sale price:** \$1,782,000 (\$220/SF)

FOR MORE INFORMATION:

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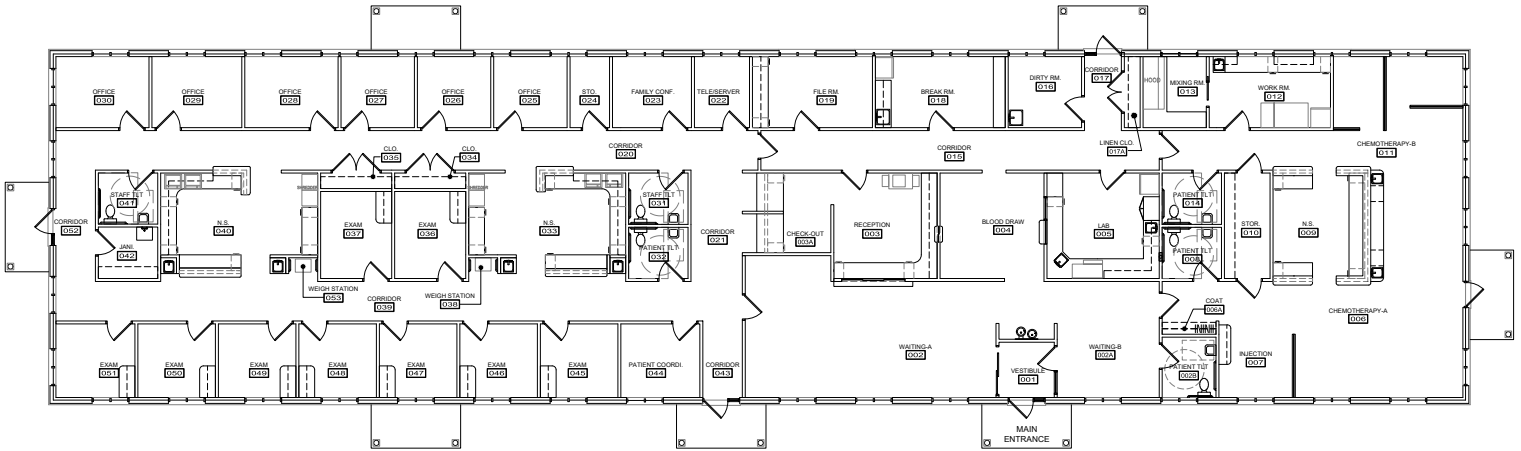
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLAN

SUITES RANGING FROM 4,000 - 8,100± SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,764	38,934	71,516
AVERAGE HH INCOME	\$104,400	\$99,735	\$98,948
DAYTIME EMPLOYEE	959	17,172	29,880

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