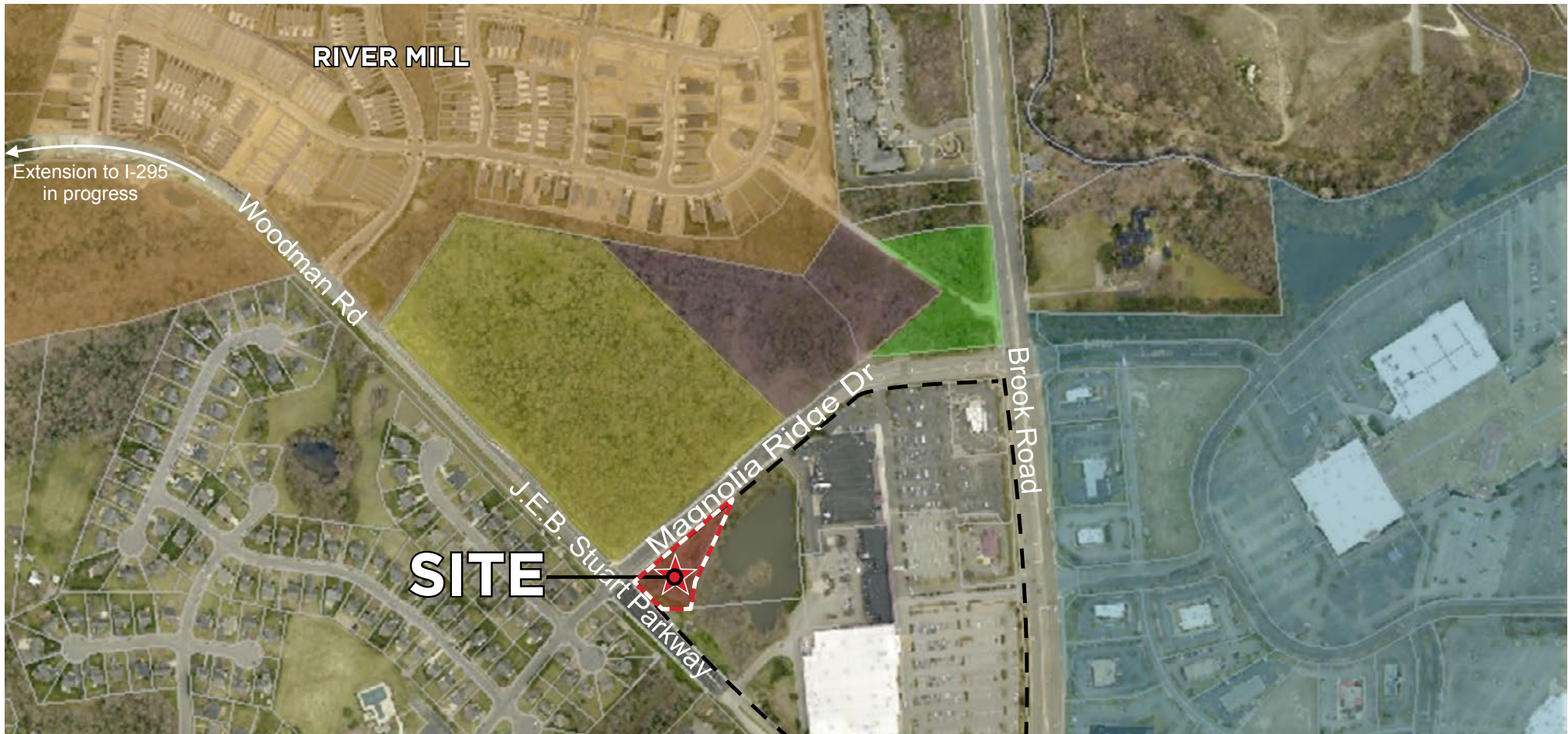


FOR LEASE

Intersection of JEB Stuart Parkway & Magnolia Ridge Drive | Henrico, VA 23059



SITE

**OFFICE/MEDICAL
BUILD-TO-SUIT OPPORTUNITY!**

For More Information Regarding This Property, Please Contact:

JAMIE GALANTI

804-433-1825

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TUCKER DOWDY

804-228-4932

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MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

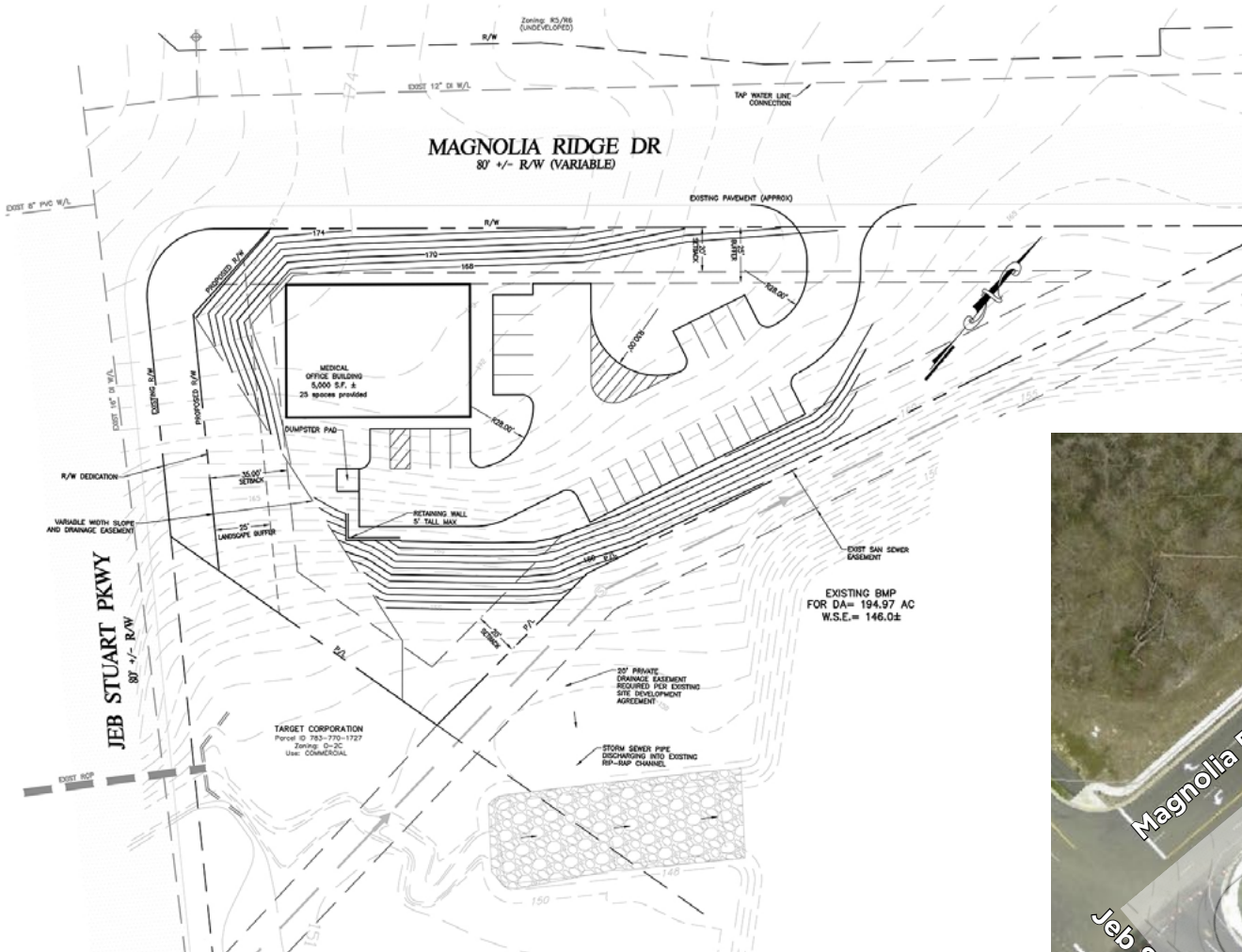
T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM



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SITE PLAN



FEATURES

- 5,000± SF Office/Medical Build-To-Suit
- Ideal for medical, office or day-care user
- Close proximity to Virginia Center Commons
- Neighboring thriving residential community, River Mill
- Building and monument signage available
- Call agent for pricing and construction specifications



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,159	36,608	104,416
AVERAGE HH INCOME	\$84,260	\$103,535	\$95,638
DAYTIME EMPLOYEES	4,542	9,245	62,982



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NORTH CROSS CENTER

804 DANCE PLACE

Logos: Jersey Mike's, Dunkin', Richmond Camera, Virginia Executive Center

VIRGINIA CENTER MARKETPLACE

Logos: penelope, Casa Grande, Hallmark, ABC, SunTrust, AT&T, The Mattress Factory, Gino's, FVA, McDonald's, NTB

CREEKS AT VIRGINIA CENTRE

Logos: Dick's Sporting Goods, Barnes & Noble, Michaels, Ross Dress for Less, Chili's, Ulta Beauty, Shoe Carnival, PetSmart, Dressbarn, Cold Stone Creamery, Bed Bath & Beyond, Charley's, Tanera, Brain Balance, HC, Great Clips, Thaltopten, The UPS Store



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