

**7571-7575 Cold Harbor Road  
Mechanicsville, VA 23111**



- Medical office space available immediately
- One (1) space available  
Suite 200: 1,800± SF
- Elevator served
- Ample parking
- Immediate access to I-295 and Route 360 (Mechanicsville Turnpike)
- 2.1 miles from Bon Secours Memorial Regional Hospital
- Lease Rate: \$18.00/SF, full service

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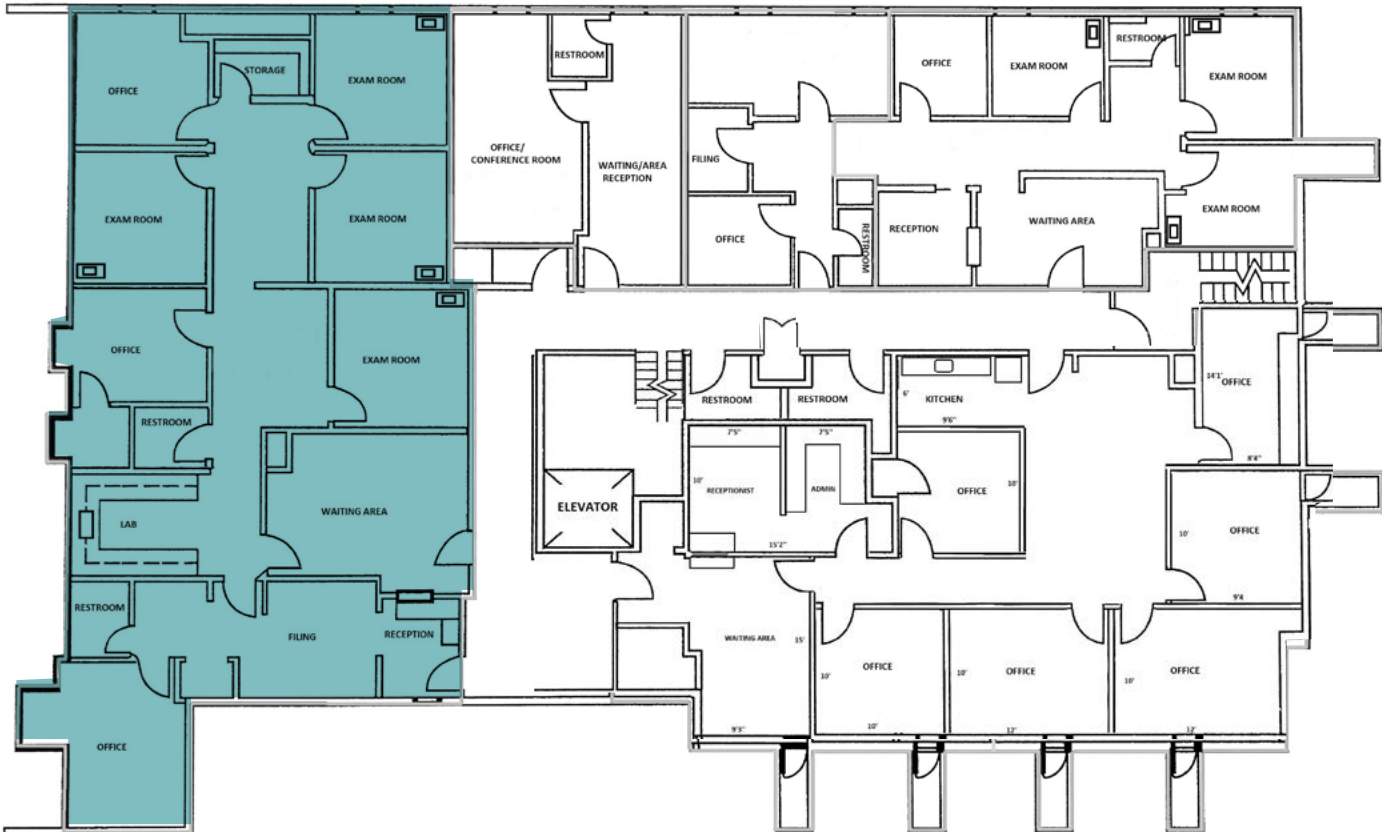
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# Floor Plan

SUITE 200  
1,800 SF





Easy Access to  
I-295, Shopping Centers, Hotels, and more!



HANOVER SQUARE

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



| DEMOGRAPHICS      | 1 MILE   | 3 MILE    | 5 MILE   |
|-------------------|----------|-----------|----------|
| POPULATION        | 3,689    | 37,201    | 107,058  |
| AVERAGE HH INCOME | \$75,365 | \$103,032 | \$94,323 |
| MEDIAN AGE        | 53.1     | 42.7      | 41.5     |



# Market Overview

Hanover, VA

5,397+

COMPANIES

\$112,188

HH INCOME

113,549+

POPULATION

## HANOVER COUNTY'S DIVERSE INDUSTRIAL BASE INCLUDES

corporate headquarters, distribution facilities, recreational, medical, and educational facilities.



## 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 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.