

FOR LEASE

EXCELLENT LOCATION

The Offices at Patterson Avenue

7240 Patterson Avenue | Richmond, VA 23229



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

2,300± SF OFFICE/MEDICAL SUITE AVAILABLE FOR LEASE!

- › New construction, ideal for medical or office user
- › Adjacent to Ukrop's Food Hall
- › Within walking distance to numerous restaurants/retail amenities at The Village Shopping Center
- › Abundant parking (4.5 spaces per 1,000 SF)
- › Building signage available
- › Lease Rate: contact agent for lease details

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,254	80,621	217,145
AVERAGE HH INCOME	\$113,933	\$103,886	\$104,728
DAYTIME EMPLOYEES	10,645	70,532	139,774

FOR MORE INFORMATION:

TUCKER DOWDY, SIOR

Senior Vice President | Partner

804-228-4932

tdowdy@commonwealthcommercial.com

JAMIE GALANTI, SIOR

Senior Vice President | Partner

804-433-1825

jgalanti@commonwealthcommercial.com

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

FLOOR PLAN

Suite 200
2,300± SF

**PROPOSED
OFFICE
LAYOUT**

AS BUILT

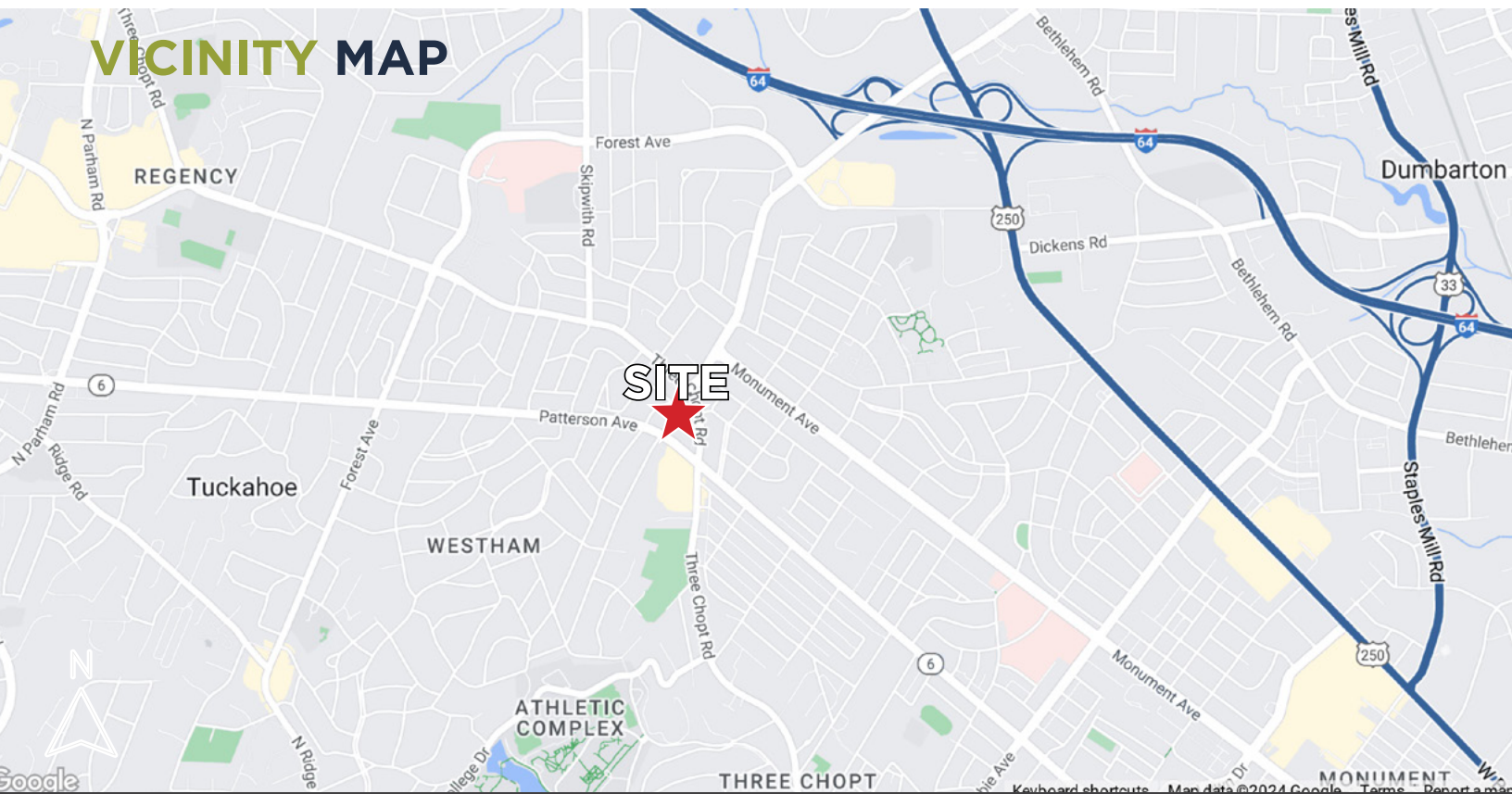
Suite 200 - 2,300± SF



RETAIL MAP



VICINITY MAP



FOR LEASE | 7240 PATTERSON AVENUE | RICHMOND, VA 23229