



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

FOR LEASE

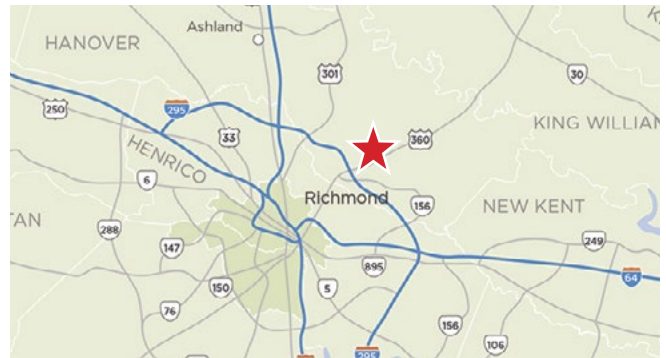
7026-7042 Mechanicsville Tnpk | Mechanicsville, VA 23111



FEATURES

- › Join CVS Pharmacy and our Newest Tenant ACE Hardware
- › 1,713± SF available
- › Fully signalized intersection provides easy access
- › Adjacent to Lee Davis High School
- › Pass Through Charges: \$2.41 psf
- › Traffic Count: 34,000 VPD
- › Lease rate: Please contact agent

VICINITY MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,897	33,647	82,590
AVERAGE HH INCOME	\$91,206	\$95,143	\$84,436

For More Information Regarding This Property, Please Contact:

MICHAEL MORRIS

804-793-0053

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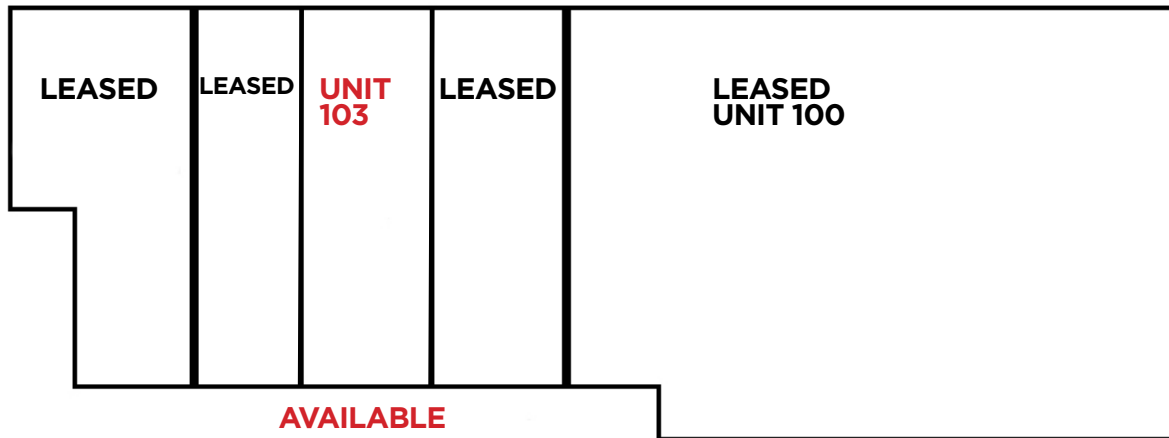
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SITE PLAN





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RETAIL AERIAL

