

**FOR  
LEASE**

AMPLE PARKING

# Tuckahoe Building

8921 Three Chopt Road | Richmond, VA 23229



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



Office/Medical  
Building **Less Than  
2 Miles** from Henrico  
Doctor's Hospital

## PROPERTY HIGHLIGHTS

- › **ONE SUITE AVAILABLE**  
**Suite 203B (257± SF)**
- › Walking distance to the Regency Square redevelopment and other amenities
- › Located along the GRTC bus route
- › Ample parking
- › Monument signage available
- › Lease Rate: \$12.00/Full Service

### FOR MORE INFORMATION:

#### **SAM EDWARDS**

Sales & Leasing Associate

804-630-0025

sedwards@commonwealthcommercial.com

#### **ERIC HAMMOND**

Senior Vice President

804-793-0049

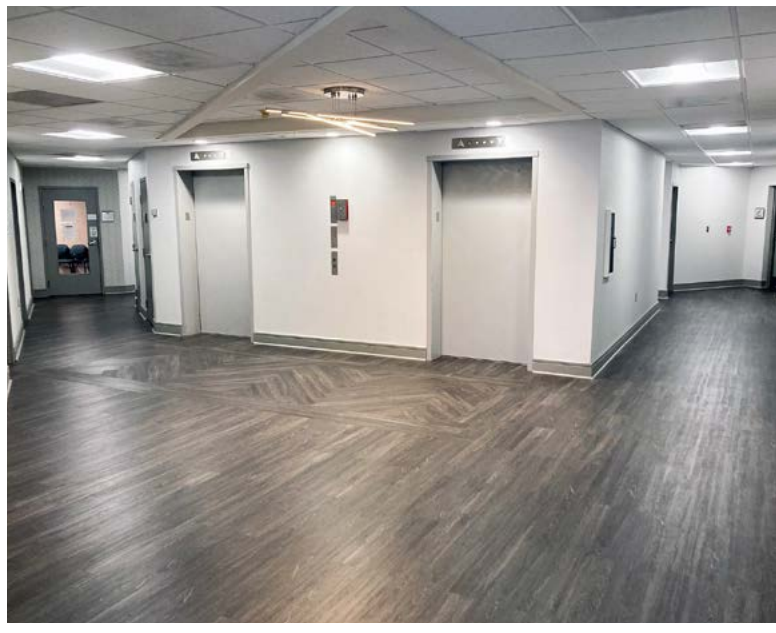
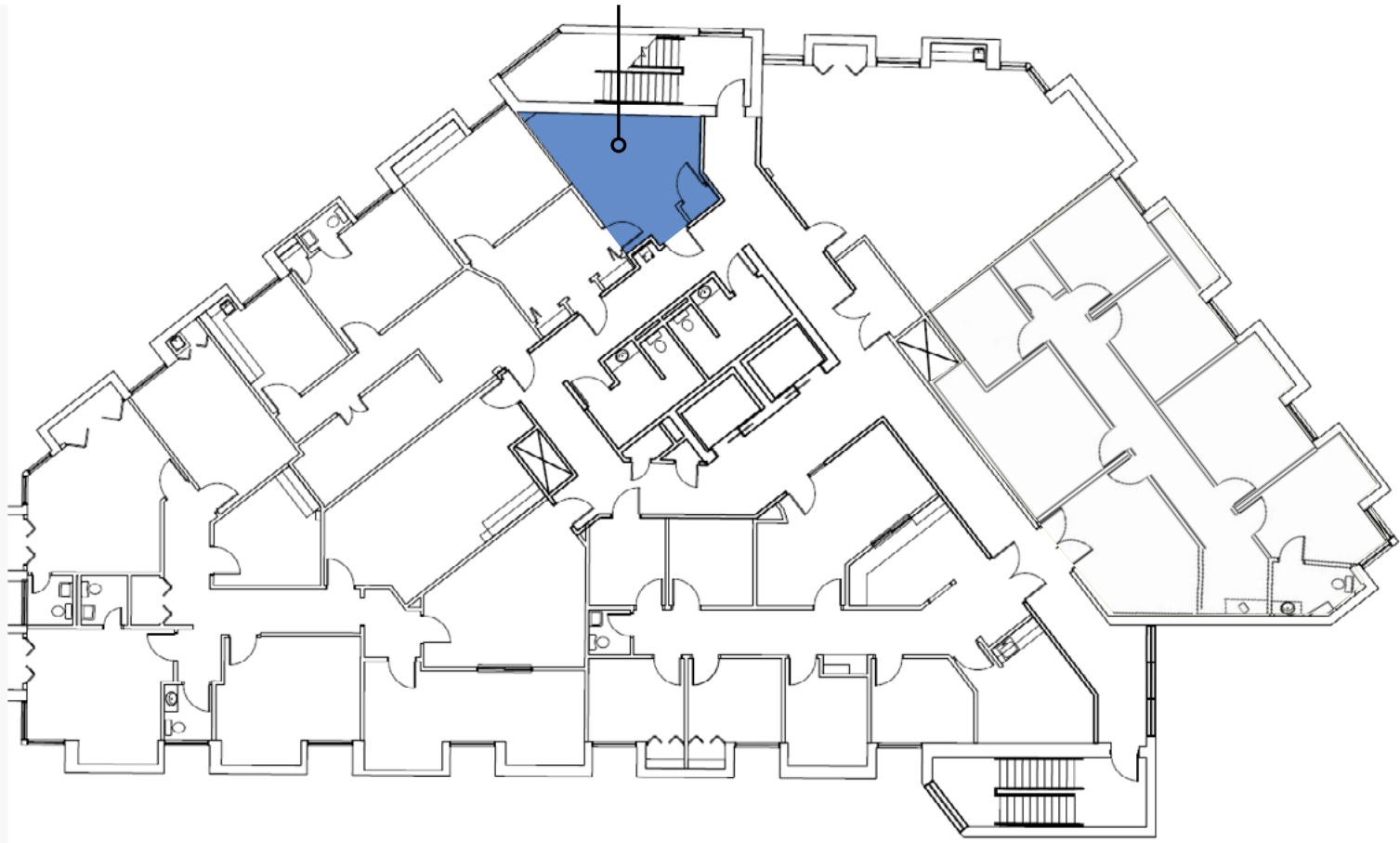
ehammond@commonwealthcommercial.com

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

# FLOOR PLAN

SECOND FLOOR

SUITE 203B  
257± SF



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# SURROUNDING RETAIL

2.3 Miles to Interstate 64

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,616	84,042	197,010
AVERAGE HH INCOME	\$77,761	\$114,158	\$119,383
DAYTIME EMPLOYEE	5,459	51,365	138,642



**THE RISE AT REGENCY** - 320 units  
Phase II apartments - 226 units, delivered in 2025



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