

FOR LEASE

AMPLE PARKING



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

Office Building

5300 Hickory Park Drive | Glen Allen, VA 23059



PROPERTY HIGHLIGHTS

- › 428± SF suite available immediately
- › Within walking distance of Shady Grove YMCA, restaurants, shopping and banks
- › Convenient and ample parking (4.50 spaces per 1,000± SF)
- › Tenant Improvements available subject to Landlord's review of Tenant's financials
- › Onsite ownership
- › Common area renovations completed in 2019
- › Great opportunity for turnkey buildout
- › **Lease Rate:** First Floor \$738/month

FOR MORE INFORMATION:

TUCKER DOWDY, SIOR

Senior Vice President | Partner

804-228-4932

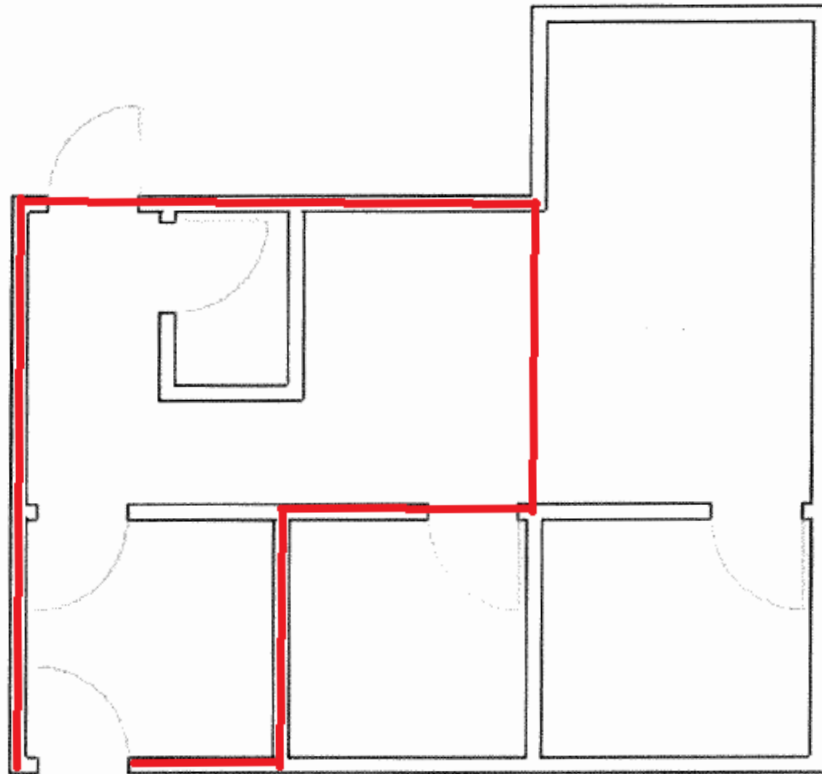
tdowdy@commonwealthcommercial.com

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

FLOOR PLAN

First Floor

428± SF



RETAIL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,448	58,748	138,862
AVERAGE HH INCOME	\$169,464	\$145,910	\$118,608
DAYTIME EMPLOYEES	5,262	38,677	63,174

FOR LEASE | 5300 HICKORY PARK DRIVE | GLEN ALLEN, VA 23059