

# Rutland Center For Lease

9204 Center Oak Court | Mechanicsville, VA 23116



## PROPERTY HIGHLIGHTS

- 1<sup>st</sup> and 2<sup>nd</sup> Floor For Lease
  - ♦ 1<sup>st</sup> Floor: 5,712 RSF
  - ♦ 2<sup>nd</sup> Floor: 5,804 RSF
  - ♦ 3<sup>rd</sup> Floor: Owner Occupied
  - ♦ Total Available: 11,516 SF
- Abundant parking
- 3-story, elevator-served office building
- Mixed-use development
- Signage available
- Located in vibrant Rutland Community development
- Less than 1 mile from I-295 & 8 minutes from I-95
- Excellent walkability to numerous amenities including YMCA, Kroger, Marty's Grill, Atlee Library, Hanover Emergency Center, Wells Fargo, SunTrust, Dunkin
- Call agent for pricing details



## DEMOGRAPHICS

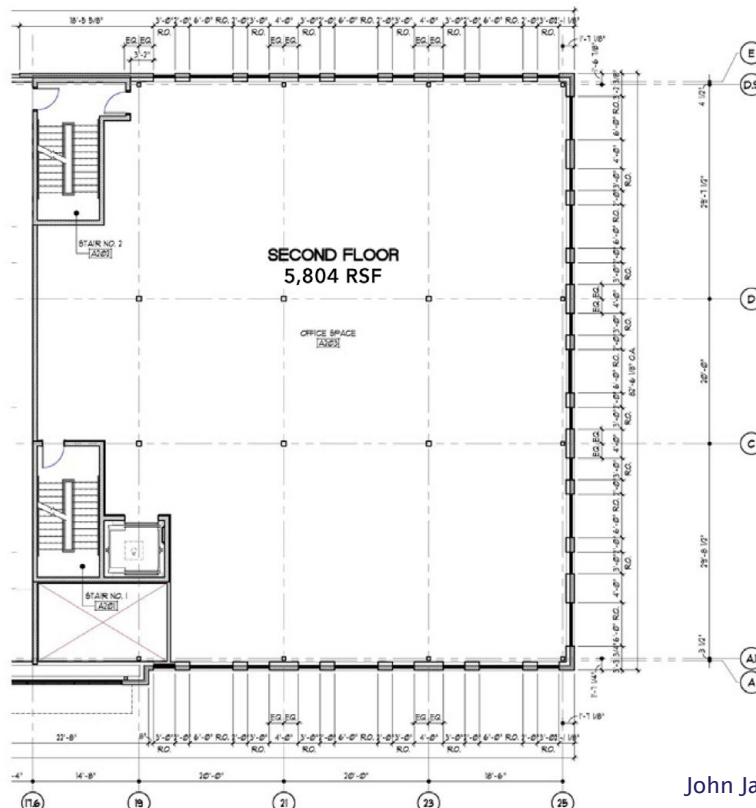
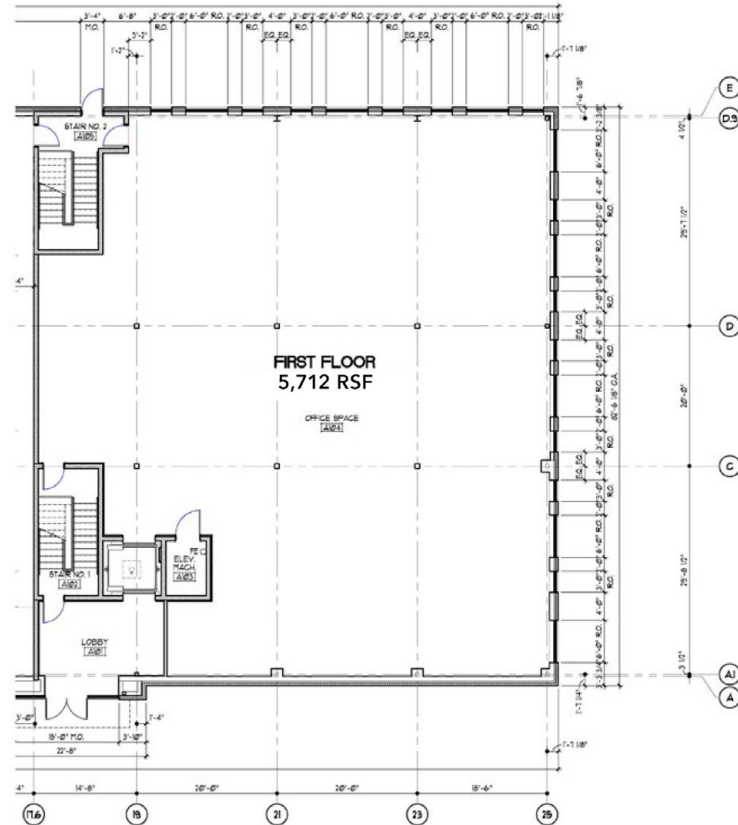
	3 Miles	5 Miles	10 Miles
Households	11,901	35,242	180,101
Total Population	32,042	89,737	435,749
Median HH Income	\$99,257	\$74,220	\$62,039



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