

Rutland Center For Lease

9204 Center Oak Court | Mechanicsville, VA 23116



**CLICK HERE FOR
VIDEO TOUR**
<https://youtu.be/kSUq5d3Mga8>



PROPERTY HIGHLIGHTS

- 1st and 2nd Floor For Lease
 - ♦ 1st Floor: 5,712 RSF
 - ♦ 2nd Floor: 5,804 RSF
 - ♦ 3rd 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

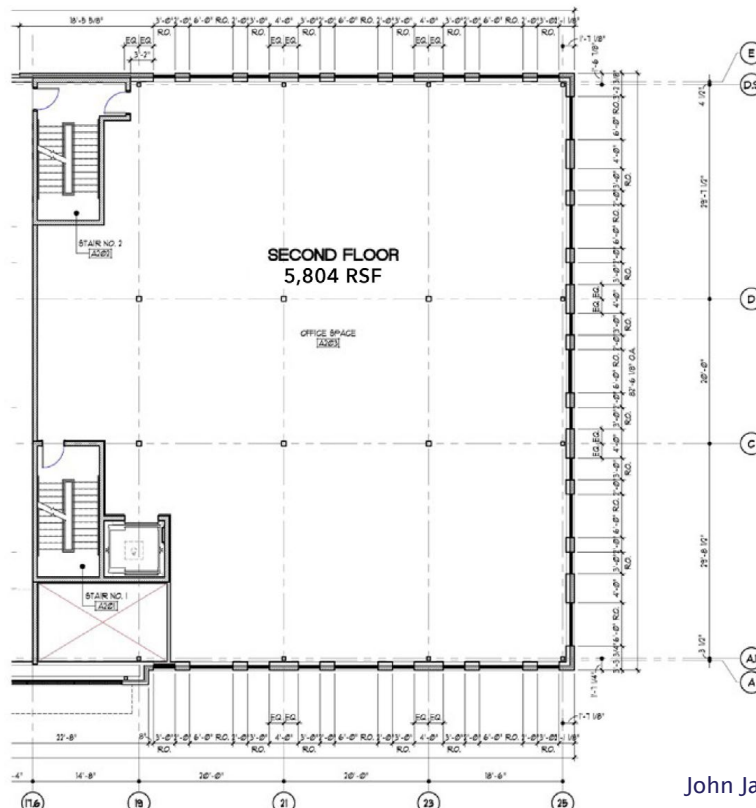
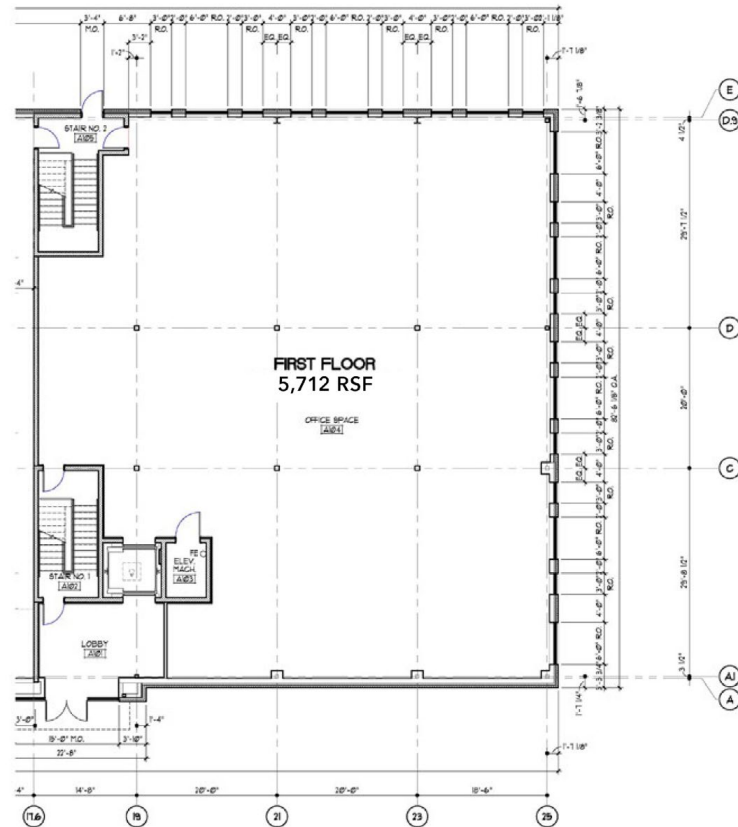
	3 Miles	5 Miles	10 Miles
Households	11,901	35,242	180,101
Total Population	32,042	89,737	435,749
Median HH Income	\$99,257	\$74,220	\$62,039



John Jay Schwartz, MCR, RPA
phone (804) 350-1866
jjschwartz@havesitewilltravel.com
www.HaveSiteWillTravel.com

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