FOR SALE: 2 Building Office Complex

3900-3914 Meadowdale Boulevard | Chesterfield, VA



Celebrating 40 years with 40 million eq. fr

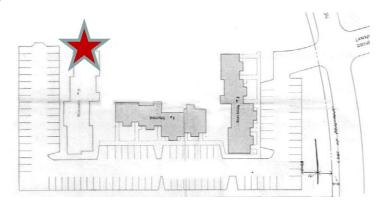


PROPERTY DESCRIPTION

This two building complex comprises approximately 10,800 sf on 5.789 acres; allowing for future expansion. The foundation is in place for the 3rd building and the eastern portion of the property presents possible expansion as well. 3 current vacancies provide immediate upside.

> Offered by One South Commercial & Have Site Will Travel \$695,000 - 9.71 CAP

2014 DEMOGRAPHICS					
	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>		
Population	10,408	56,495	133,486		
Average HH Income	\$55,082	\$56,755	\$57,150		
TRAFFIC COUNT					
Meadowdale Blvd		8,806 CPD			



Unit		Size	Tenant
3900	A-B	1,278	Dr. Resendes
3902-04	A-B	2,448	Dr. Eisenberg
3906	A-B	1,252	Pharmacy
3908	A-B	1,290	Interspan
3910	А	800	Interspan
3910	В	491	AVAILABLE
3912	A-B	1,224	Peter Suh
3914	А	612	AVAILABLE
	В	612	AVAILABLE



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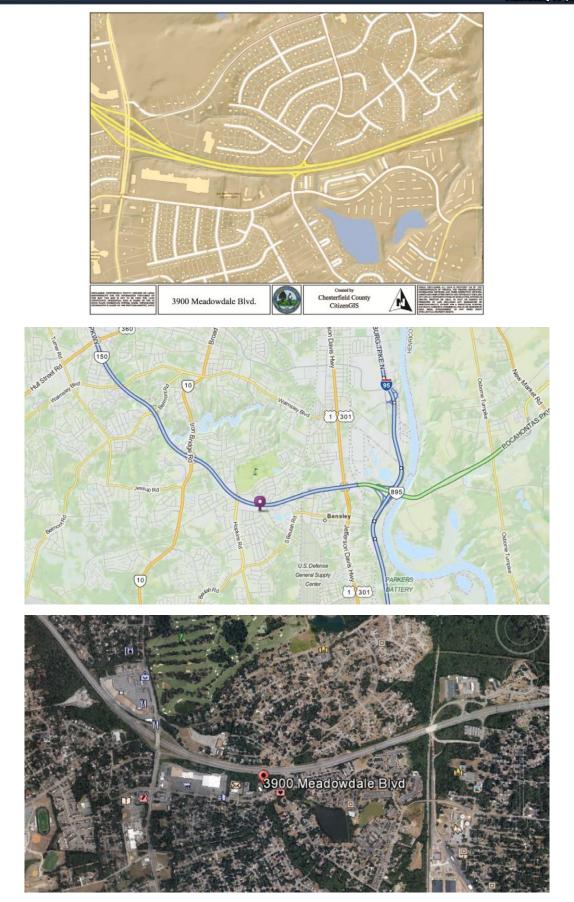
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THE MAN WITH SQUARE FEET Celebrating 40 years with 40 millionso, ft.



Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.