

FOR LEASE Available Immediately



Brandy Creek Commons

6603 Mechanicsville Turnpike, Mechanicsville, VA 23111

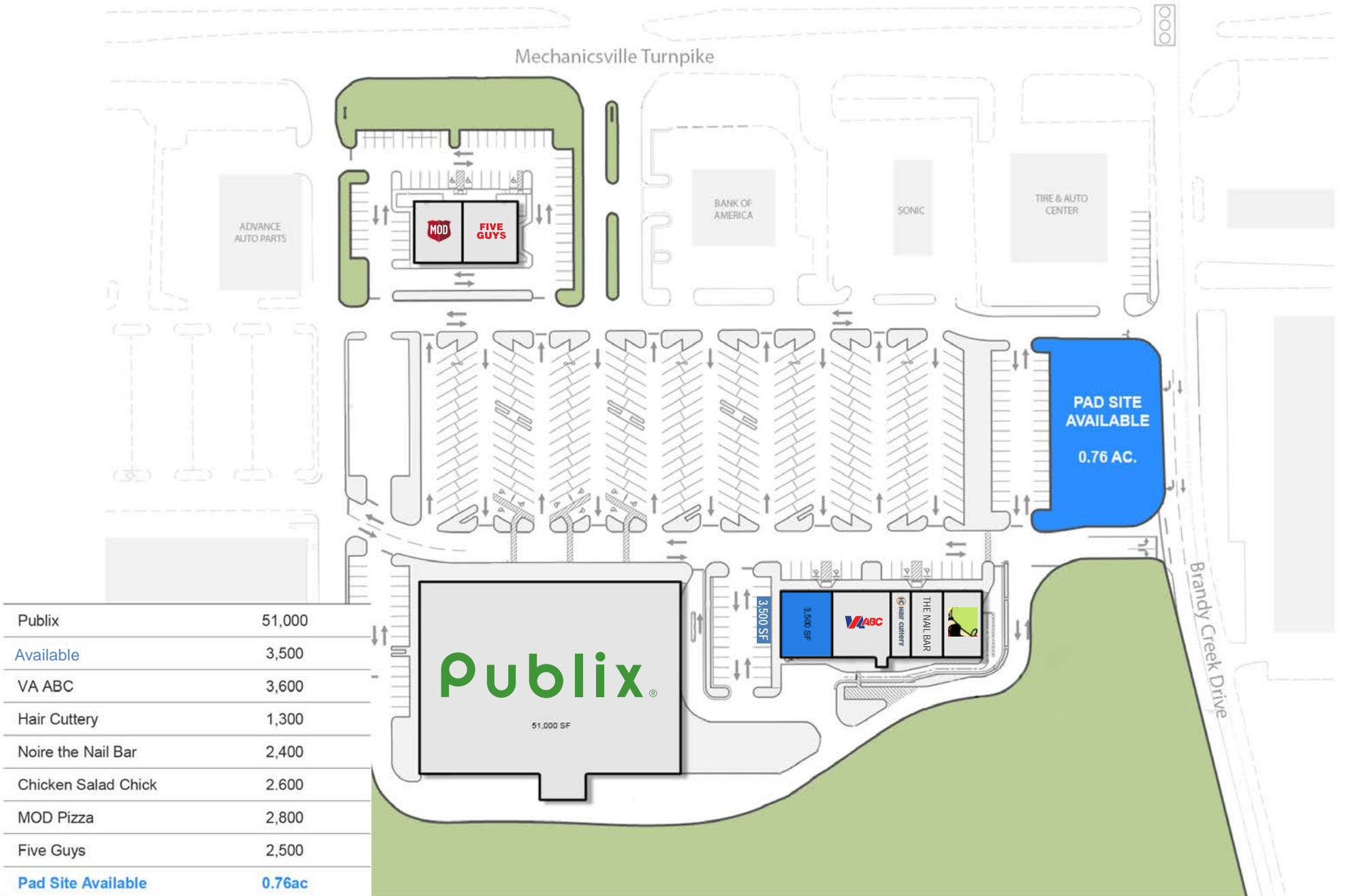
Overview

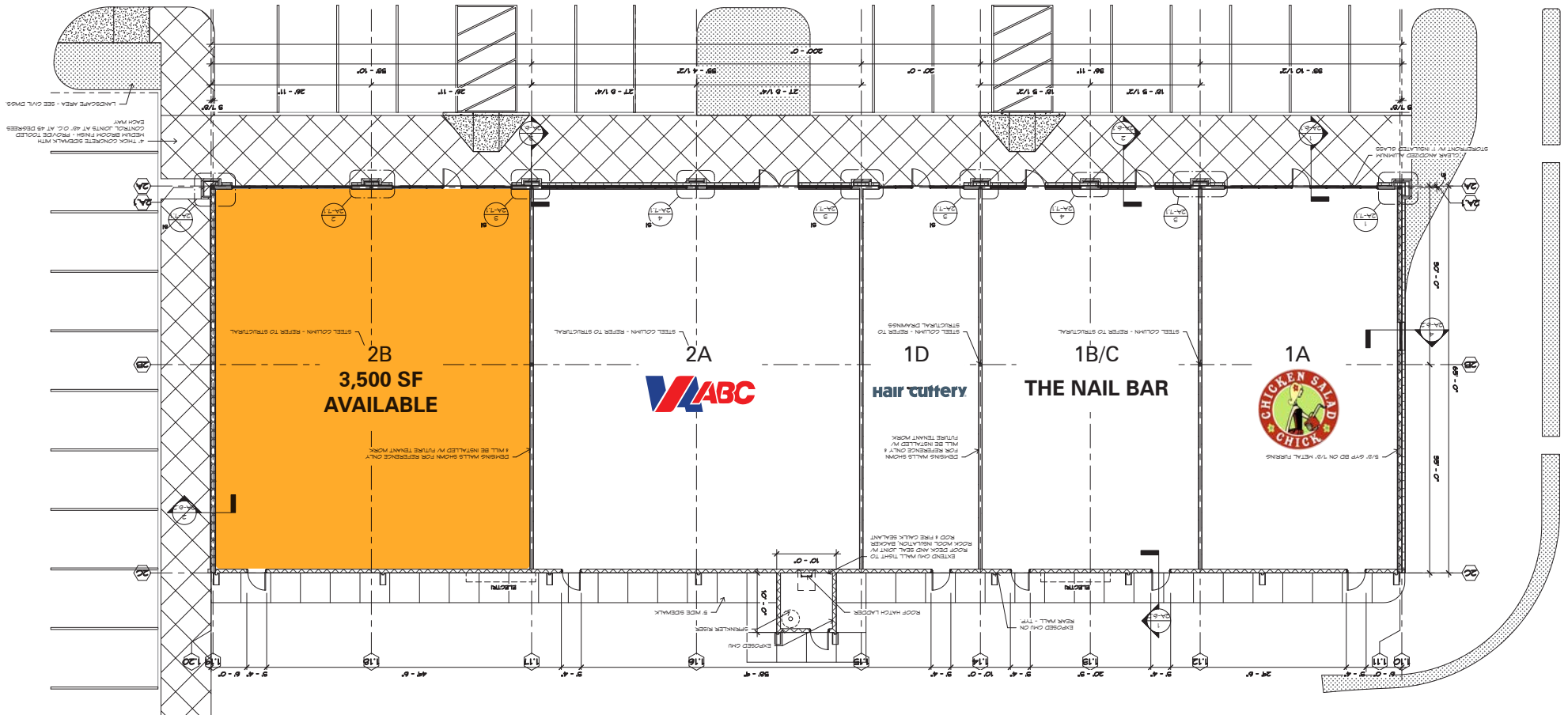
Brandy Creek Commons is a 70,000 square foot shopping center situated on Mechanicsville Turnpike and is served by two traffic signals. Anchored by a 50,000 square foot Publix (2018), the center received over 560,000 visitors during the last twelve months, including 123,000 unique customers (Placer.ai). The center's strong customer traffic draw means plenty of exposure for your retail brand! Brandy Creek Commons is located ten minutes northeast of downtown Richmond and accessible to I-295 via a full access interchange with Mechanicsville Turnpike (30,000 ADT).

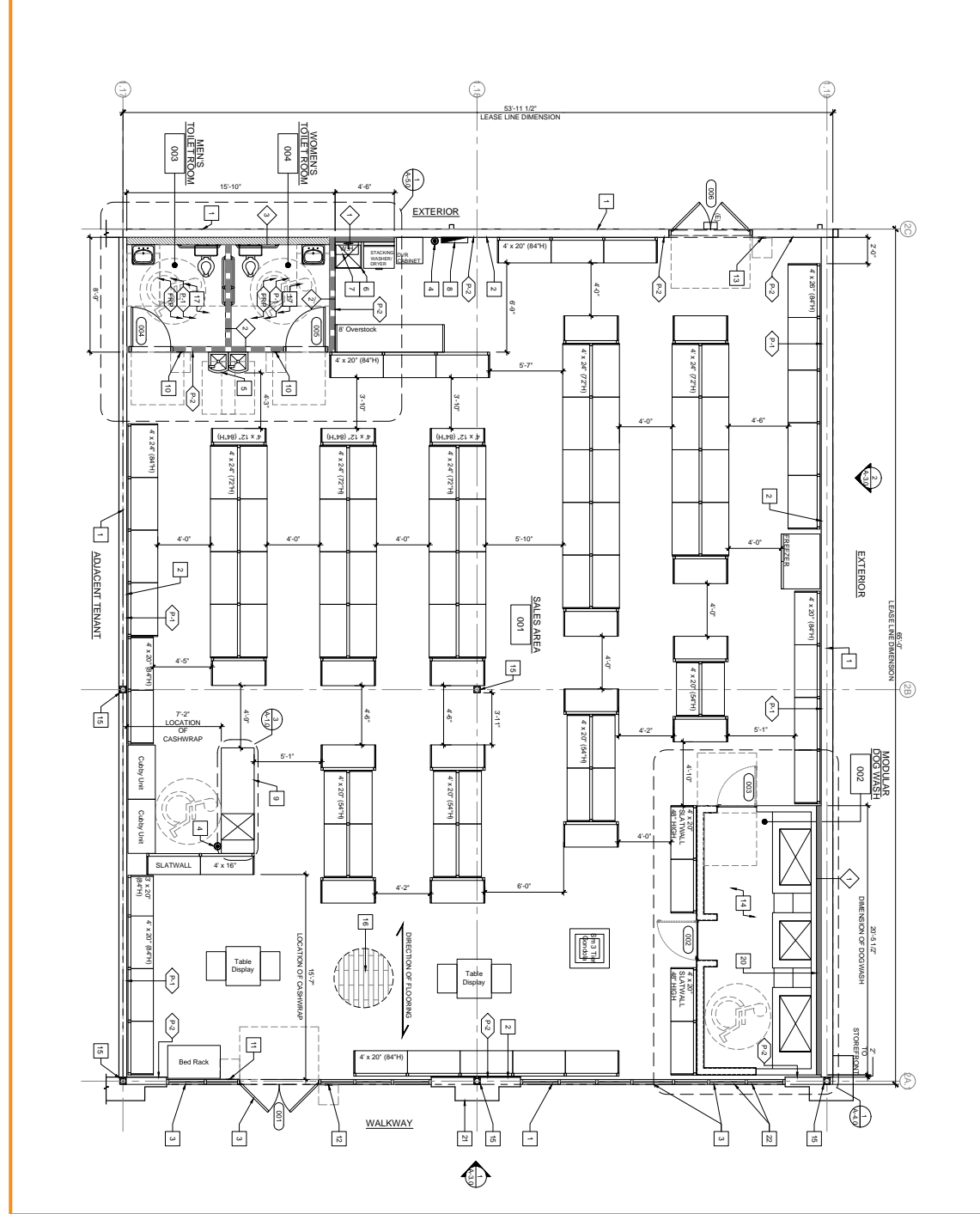
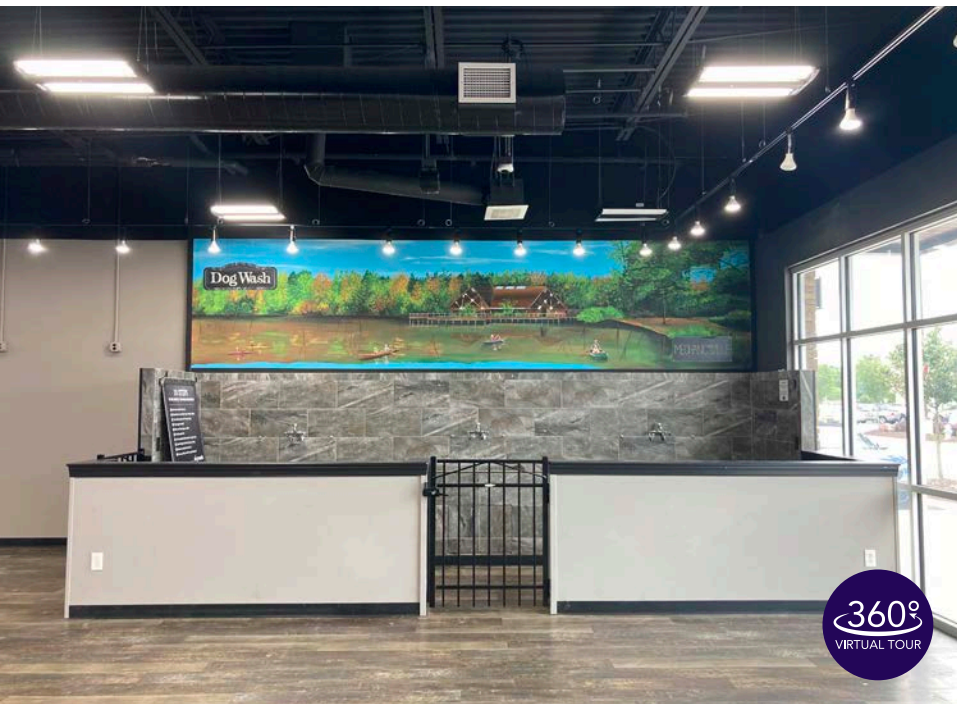
Quick Facts

Availability	Immediate
Size	3,500 square feet (former Pet Valu); ^{360°} <small>VIRTUAL TOUR</small> 6,500 square feet (pad site for ground lease or build-to-suit)
Rental Rate	Negotiable
Net Charges	CAM: \$3.60 PSF; TAX: \$1.08 PSF; INS: \$0.96 PSF
Zoning	B-3

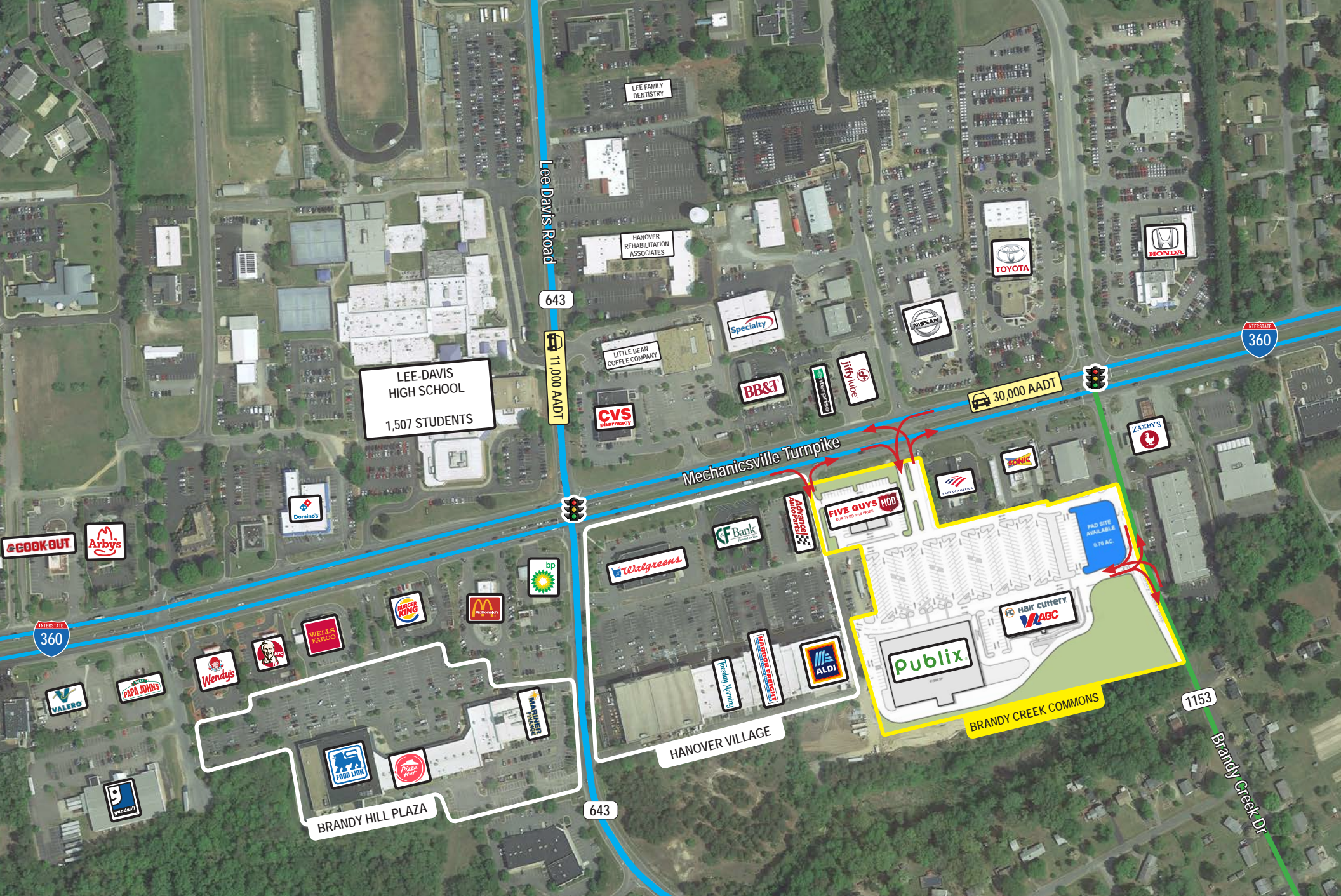
2020 Demographics	1 mile	3 mile	5 miles
POPULATION	7,502	35,002	81,841
HOUSEHOLDS	2,924	13,189	31,507
AVG. HH INCOME	\$96,533	\$99,013	\$88,801
DAYTIME POPULATION	7,320	32,280	71,689
TRAFFIC COUNT	30,000 AADT (US-360)	11,000 AADT (Lee Davis Road)	











LEE-DAVIS
HIGH SCHOOL
1,507 STUDENTS

Lee-Davis Road

643

11,000 AADT

Mechanicsville Turnpike

30,000 AADT

INTERSTATE
360

BRANDY HILL PLAZA

HANOVER VILLAGE

BRANDY CREEK COMMONS

1153

Brandy Creek Dr

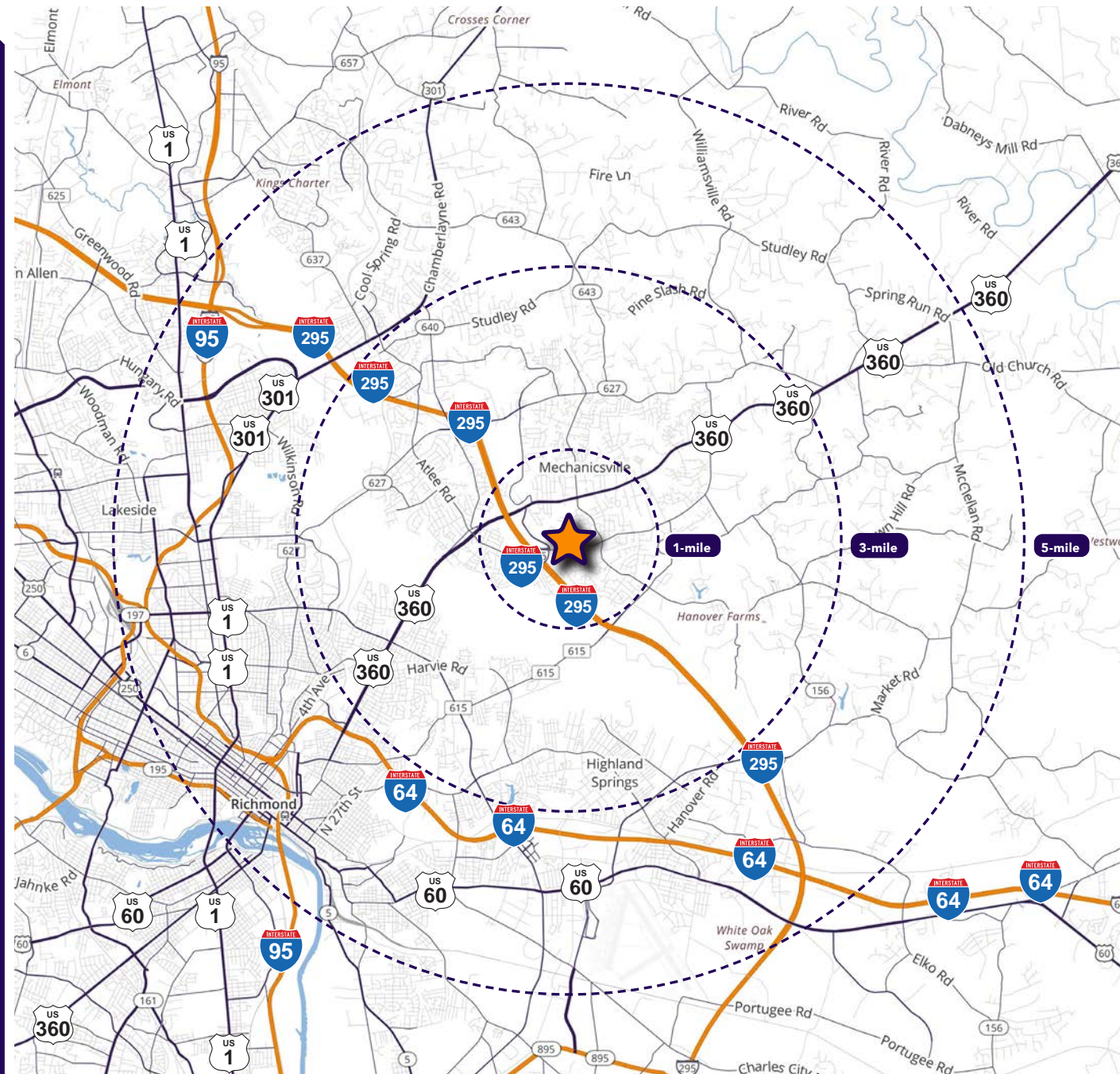
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