

PROPERTY FEATURES

- Single two-level +/- 3,600 SF masonry building with 1,832 SF on the ground floor and similar sized basement level on 1.89 AC
- Zoned B-1C and B-2C General Business in Henrico County. Conditional Zoning for automotive services ; C-store and fuel pumps prohibited
- Located less than one mile from the Regency retail hub
- Building specifically built for mini-lube service garage or retail auto repair shop
- Reception/waiting area, office, customer and employee restrooms and three (3) car service bays with lifts; entry and exit via six glass garage doors
- Large visible monument signage and 230' of frontage on Quioccasin Road
- Good access via four-lane highway with center turn lane (no median barrier)

TRAFFIC COUNT: 15,000 VPD on Quioccasin Road



Front Elevation (Exit)



1 mile from the Regency retail hub



West View



East View



Front Elevation (East)



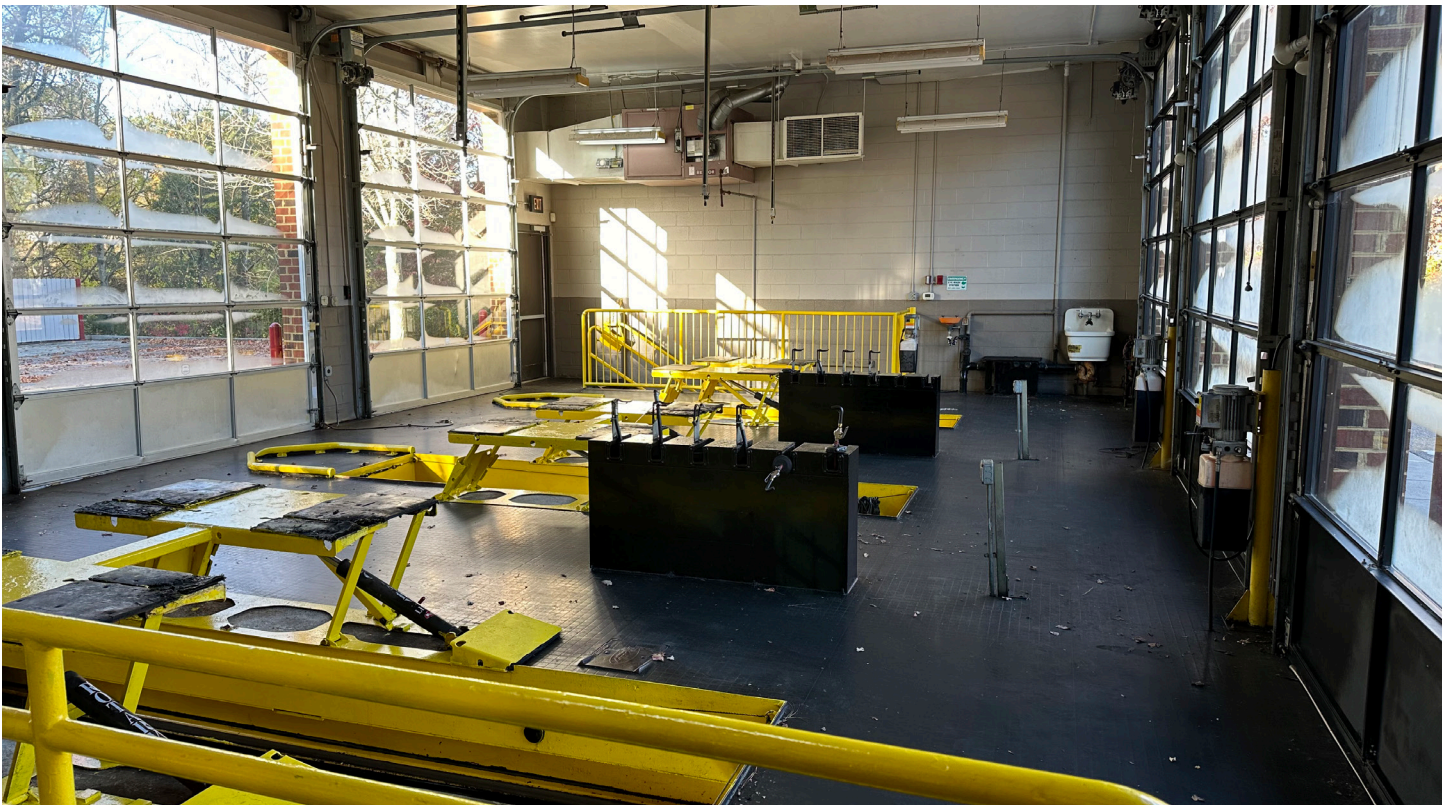
Front Office



Rear Elevation (Entry)



Office and Waiting Area



3 Bay Garage



Large Monument Sign



3 Lifts



Basement Area

AERIAL MAP



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	14,636	88,205	200,254
HOUSEHOLDS	6,099	35,536	81,630
AVERAGE INCOME	\$61,463	\$90,853	\$95,684
DAYTIME POPULATION	13,875	92,975	230,016

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