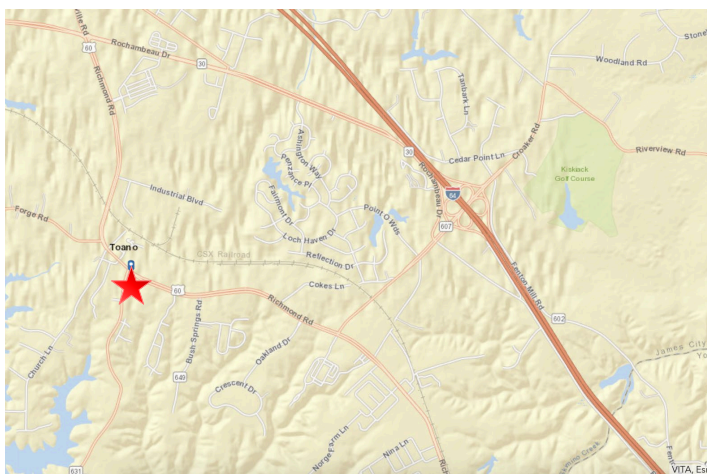


OFFICE/INDUSTRIAL

FOR LEASE



7845 RICHMOND ROAD TOANO VA 23168



PROPERTY FEATURES

- LOCATED IN HISTORIC DOWNTOWN DISTRICT OF TOANO WITH GREAT ACCESS ON RICHMOND ROAD AND CHICKAHOMINY ROAD
- IDEAL FOR PROFESSIONAL AND RETAIL SERVICES
- SUITE 2 – 1,612 SF WAREHOUSE OR OFFICE
- SUITES 3 & 8 – 1,267 SF OFFICE
- EXCELLENT FLOOR PLANS WITH SEVERAL WINDOW LINED OFFICES AND CONVENIENT PARKING
- HIGHLY VISIBLE MONUMENT SIGNAGE ON RICHMOND ROAD AND BUILDING FRONT
- AMPLE CONVENIENT PARKING
- RATE: \$12.00/SF, NET OF UTILITIES AND JANITORIAL SERVICES

TRAFFIC COUNT 16,698 VPD



BERKSHIRE HATHAWAY
HomeServices

Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

DEMOGRAPHICS

1 MI

3 MI

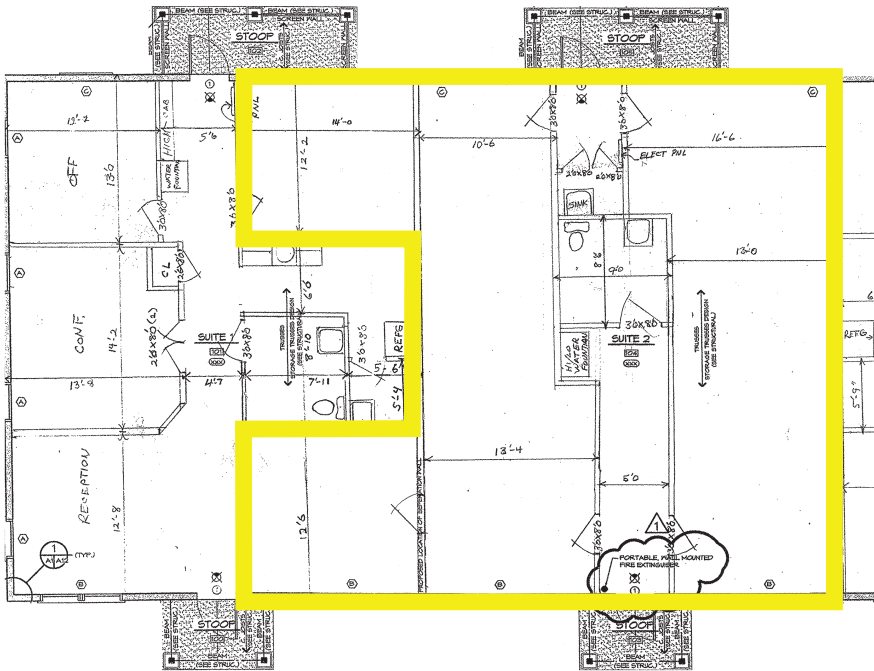
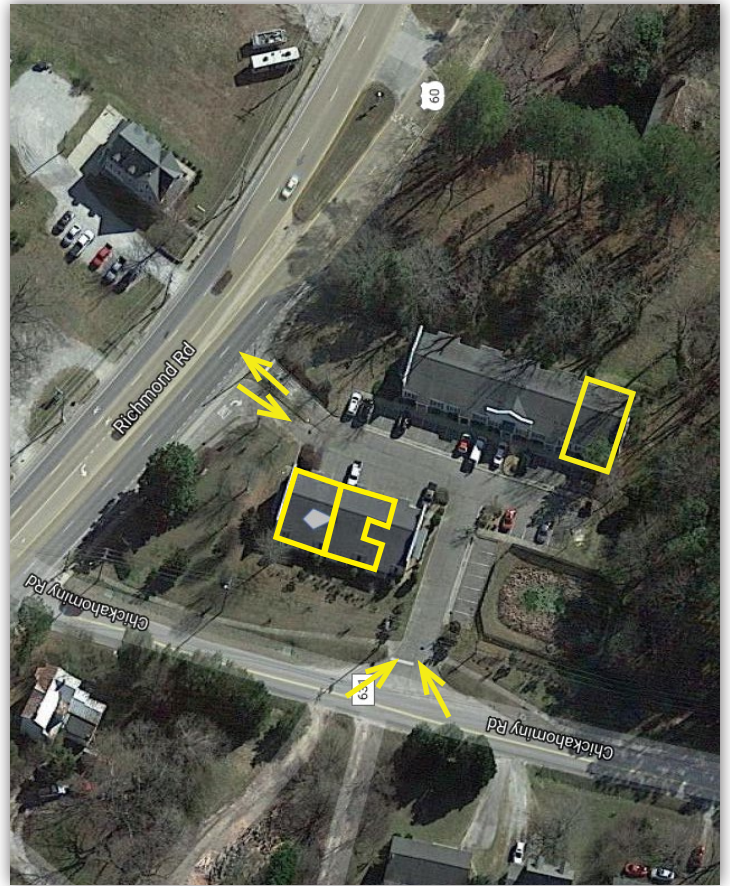
5 MI

DAYTIME POPULATION

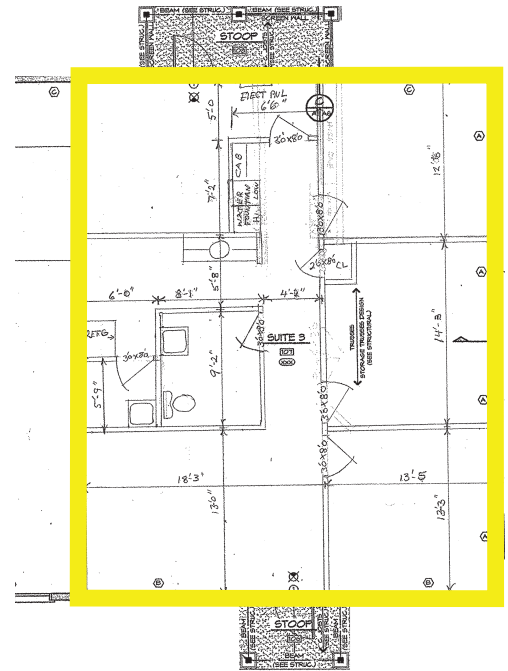
2,685

11,190

21,656



SUITE 2



SUITES 3 AND 8