



FEATURES

- › 1,760± SF second floor suite available immediately
- › Within walking distance of Shady Grove YMCA, restaurants, shopping and banks
- › Convenient and ample parking (4.50 spaces per 1,000± SF)
- › Tenant Improvements available subject to Landlord's review of Tenant's financials
- › Onsite ownership
- › Common area renovations completed in 2019
- › Lease rate: \$19.50/Full Service

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,448	58,748	138,862
AVERAGE HH INCOME	\$169,464	\$145,910	\$118,608
DAYTIME EMPLOYEES	5,262	38,677	63,174

For More Information Regarding This Property, Please Contact:

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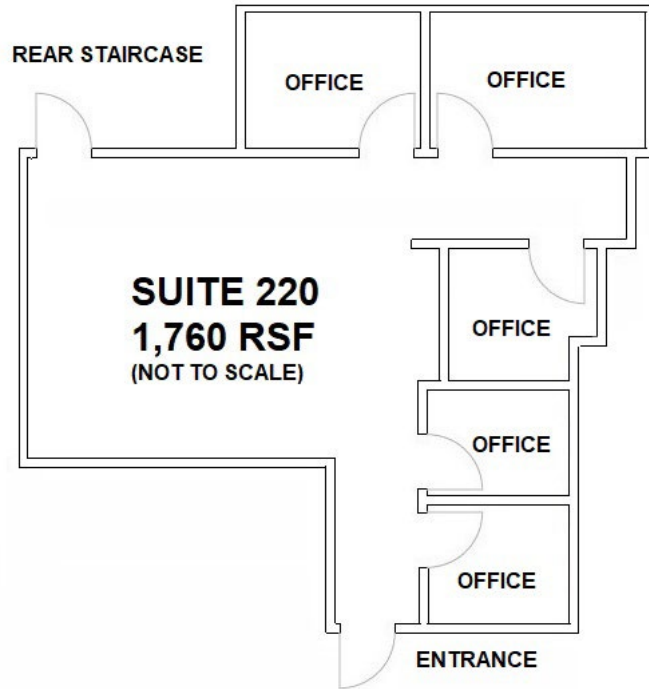
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FOR LEASE 5300 Hickory Park Drive | Glen Allen, VA 23059

FLOOR PLAN

SECOND FLOOR



RETAIL AERIAL

