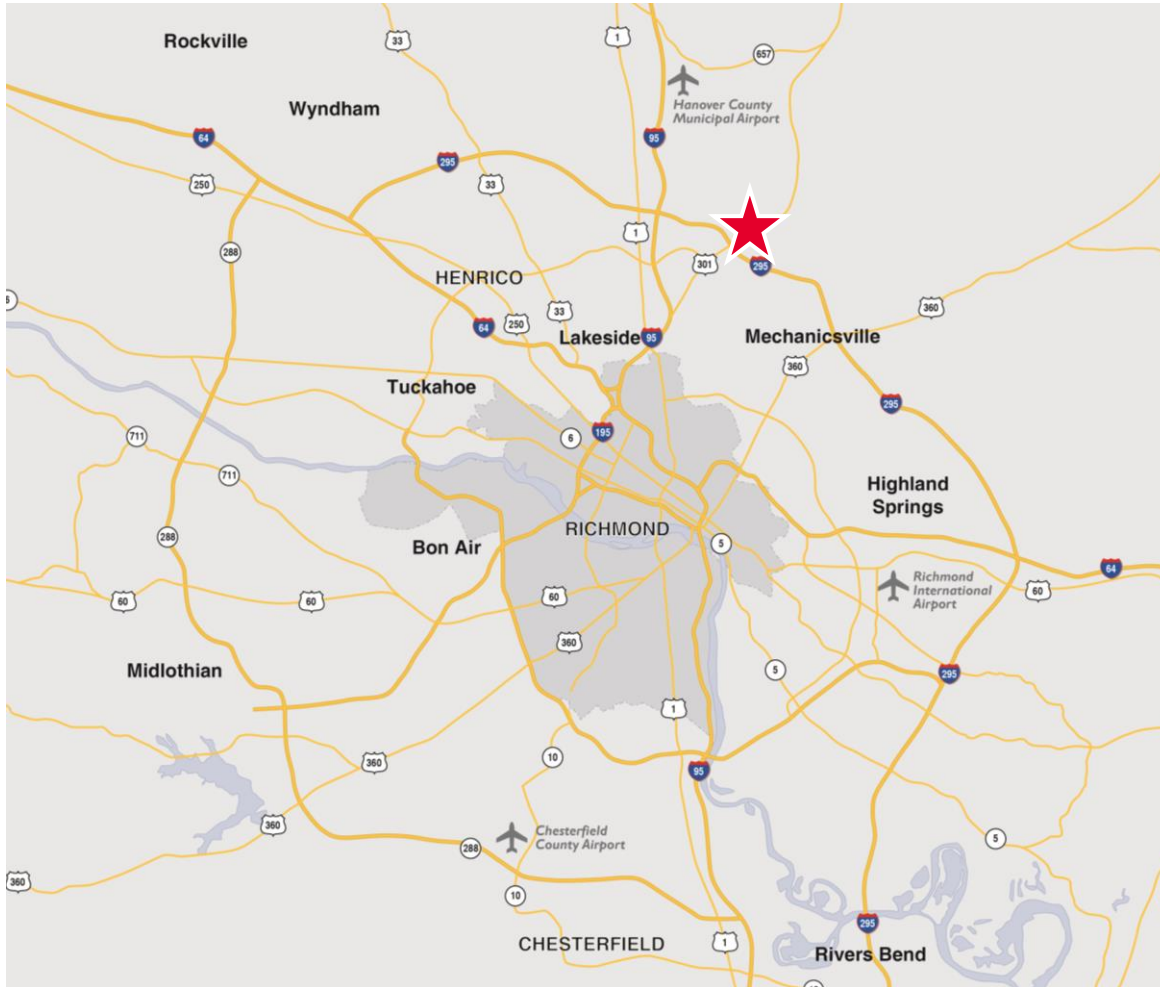


For more information, contact:

DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



Demographics

	1 Mile	3 Miles	5 Miles
Population	2,782	29,889	97,251
No. of Households	1,967	10,678	35,208
Avg. HH Income	\$104,841	\$109,100	\$86,159
Daytime Population	3,589	14,638	47,483

Join Nearby Retailers



For more information, contact:

DAVID M. SMITH, CCIM
 Senior Vice President
 804 697 3466
 david.smith@thalhimer.com

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 www.thalhimer.com

OFFICE PAD SITES FOR SALE
Rutland

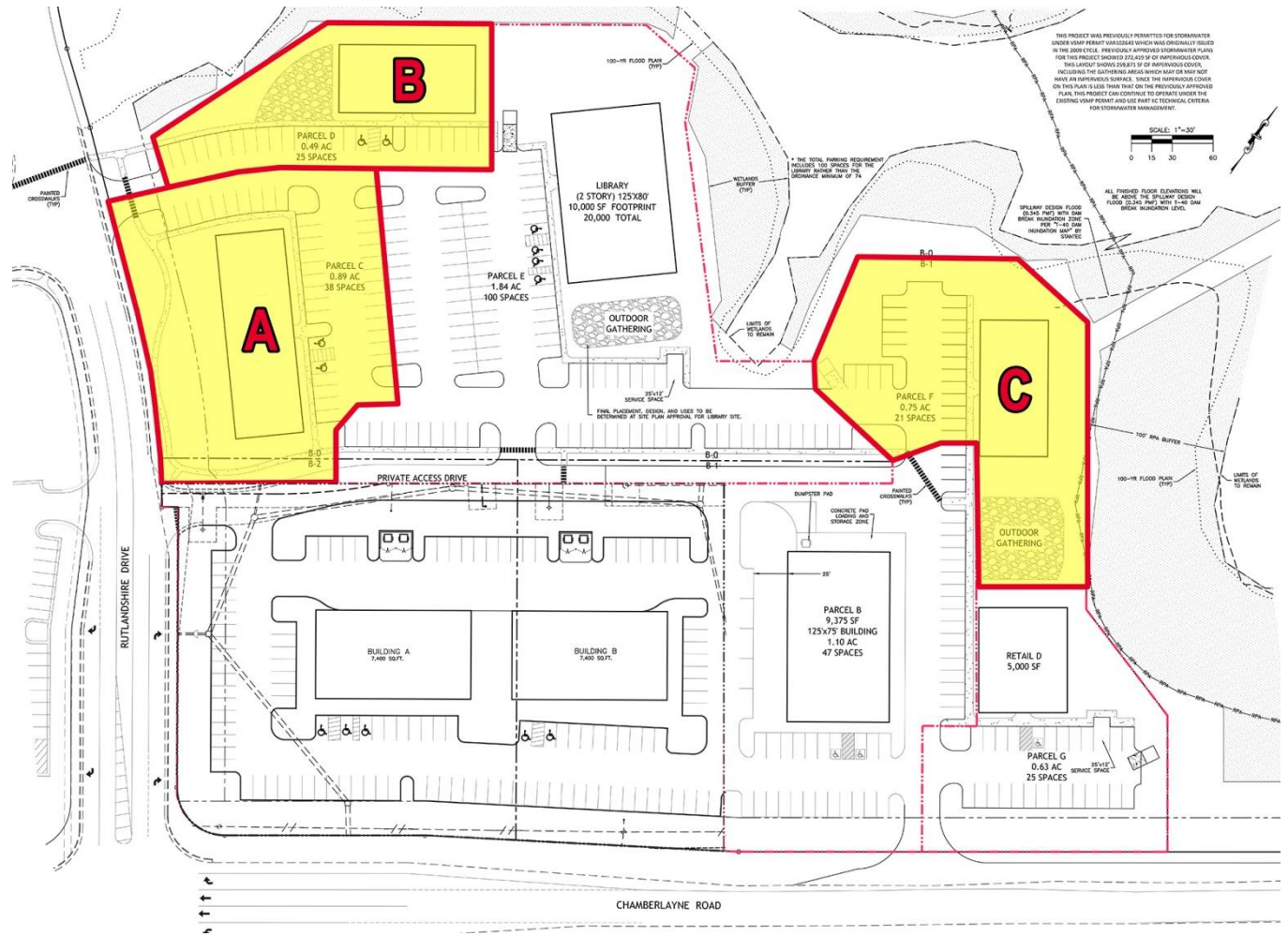
Route 301 at Rutlandshire Drive | Hanover County, VA

Available Office Pad Sites

	Building Size	Parcel Size	Price
Office A	7,500 SF	0.89 AC	\$600,000
Office B	5,000 SF	0.49 AC	\$485,000
Office C	5,000 SF	0.75 AC	\$395,000

Seller Delivers:

- Graded site
- Utilities to site
- SWM/BMP provided offsite
- Internal access roads
- Signalized intersection
- Cross parking



For more information, contact:

DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



For more information, contact:

DAVID M. SMITH, CCIM
 Senior Vice President
 804 697 3466
 david.smith@thalhimer.com

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 www.thalhimer.com