

# 7114 Mechanicsville Turnpike / Route 360

Existing Pizza Hut - 1.16 Acre Site Planned for Redevelopment Mid 2015

Mechanicsville, Virginia 23223



## BUILD TO SUIT OR GROUND LEASE



### PROPERTY HIGHLIGHTS

- 1.16 Acres Existing Pizza Hut
- Redevelopment Summer 2015
- Build to Suit up to 13,300 sq. ft or Ground Lease
- 1/2 a mile west of Wal-Mart and 1/4 miles east of Lee Davis Rd
- Pylon signage available
- 41,000 VPD on Mechanicsville Turnpike
- Zoned B-2

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,600	32,776	78,684
Average HH Income	\$79,391	\$80,720	\$71,920
Employees	4,966	14,948	27,743



**Sigma National, Inc**  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335  
www.sigmanational.com

### CONTACT OWNER AGENT

**Tred Spratley**  
tredspratley@sigmanational.com  
(804) 423-5335, x300

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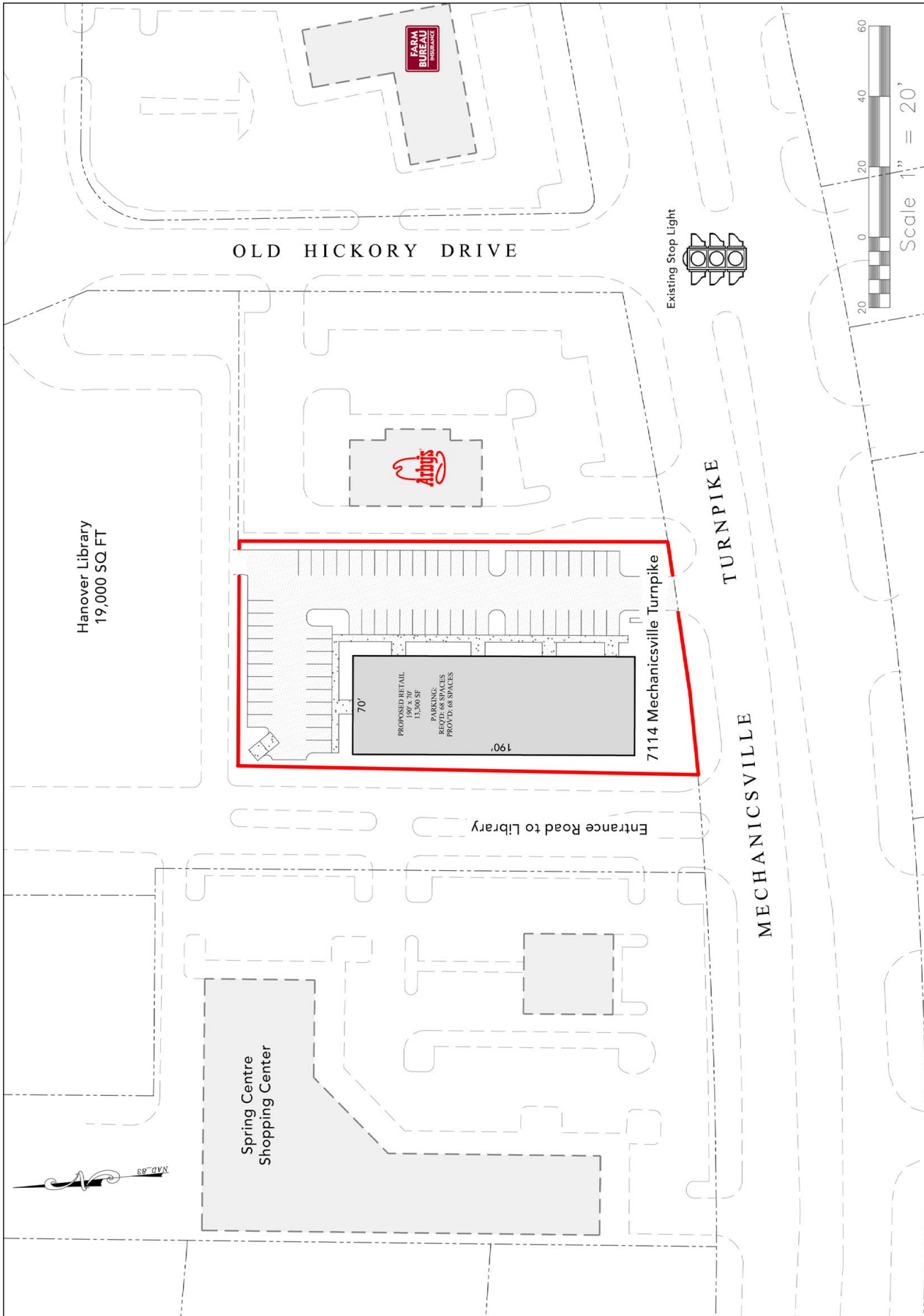
Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.



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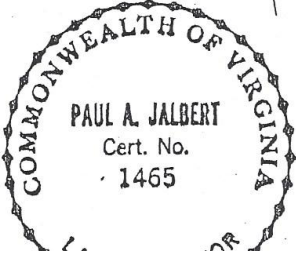
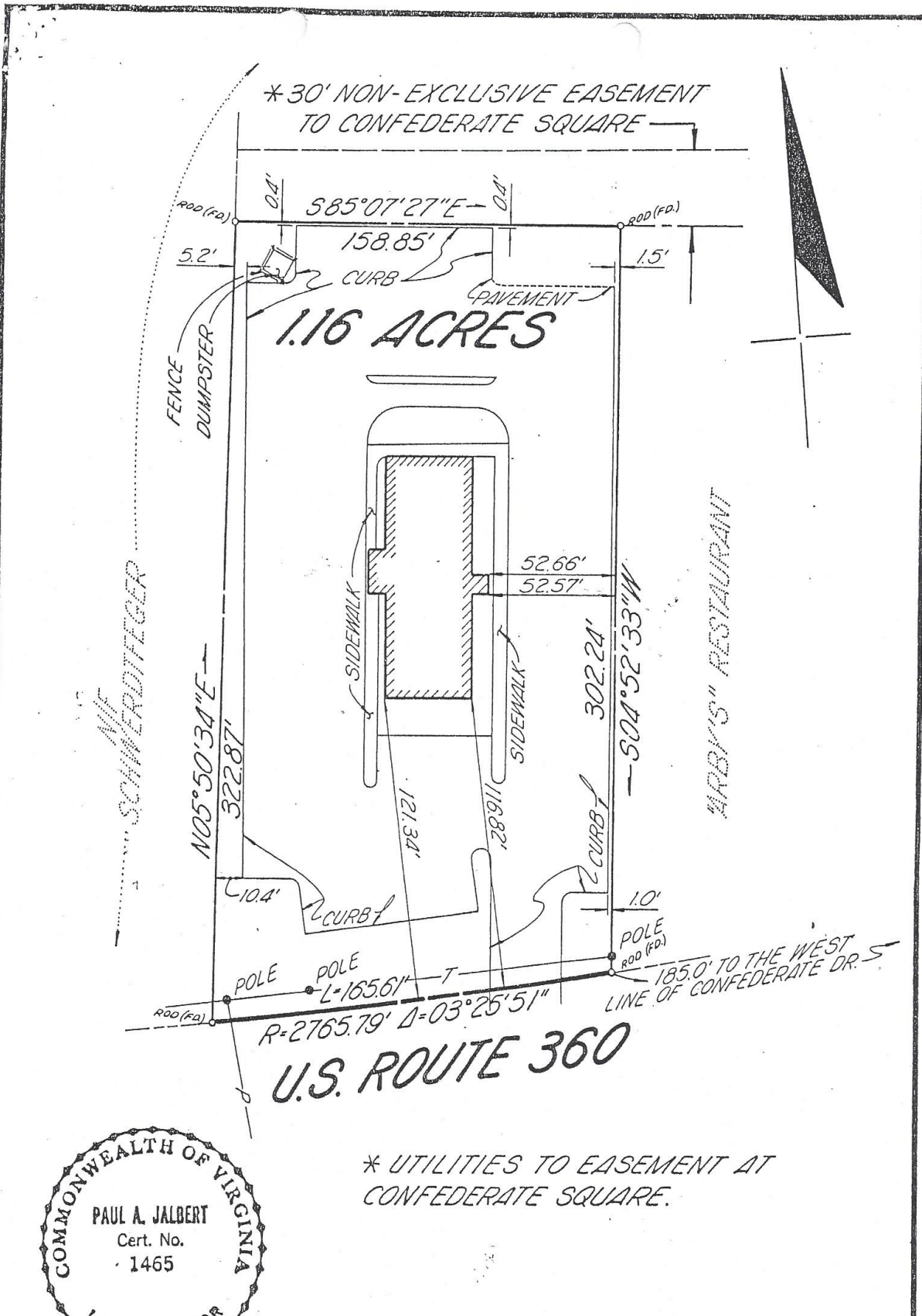
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*\* UTILITIES TO EASEMENT AT CONFEDERATE SQUARE.*

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