

KOHL'S ANCHORED PAD SITE

Mechanicsville, VA 23111 | 7390 Bell Creek Road | Mechanicsville Tpke & Bell Creek Rd | #308



- Kohl's outparcel opportunity available (approximately 1 acre)
- Situated at the main signalized intersection into center
- Located in Hanover Square Shopping Center, which is the dominant center in the trade area
- Convenient access to Interstate 295 and main thoroughfare US360/Mechanicsville Turnpike

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population	4,678	39,797	113,110	Mechanicsville Tpke	54,000 AADT
2018 Daytime Population	4,907	18,128	34,063	I-295	91,000 AADT
2018 Average HH Income	66,359	83,833	69,432	Bell Creek Rd	14,000 AADT
2018 Median HH Income	54,759	69,351	53,338		

AVAILABLE SF:
1 ACRES

GROUND LEASE:
CALL FOR INFO

ZONING:
COMMERCIAL

USE RESTRICTION:
CALL FOR DETAILS

AREA ANCHORS

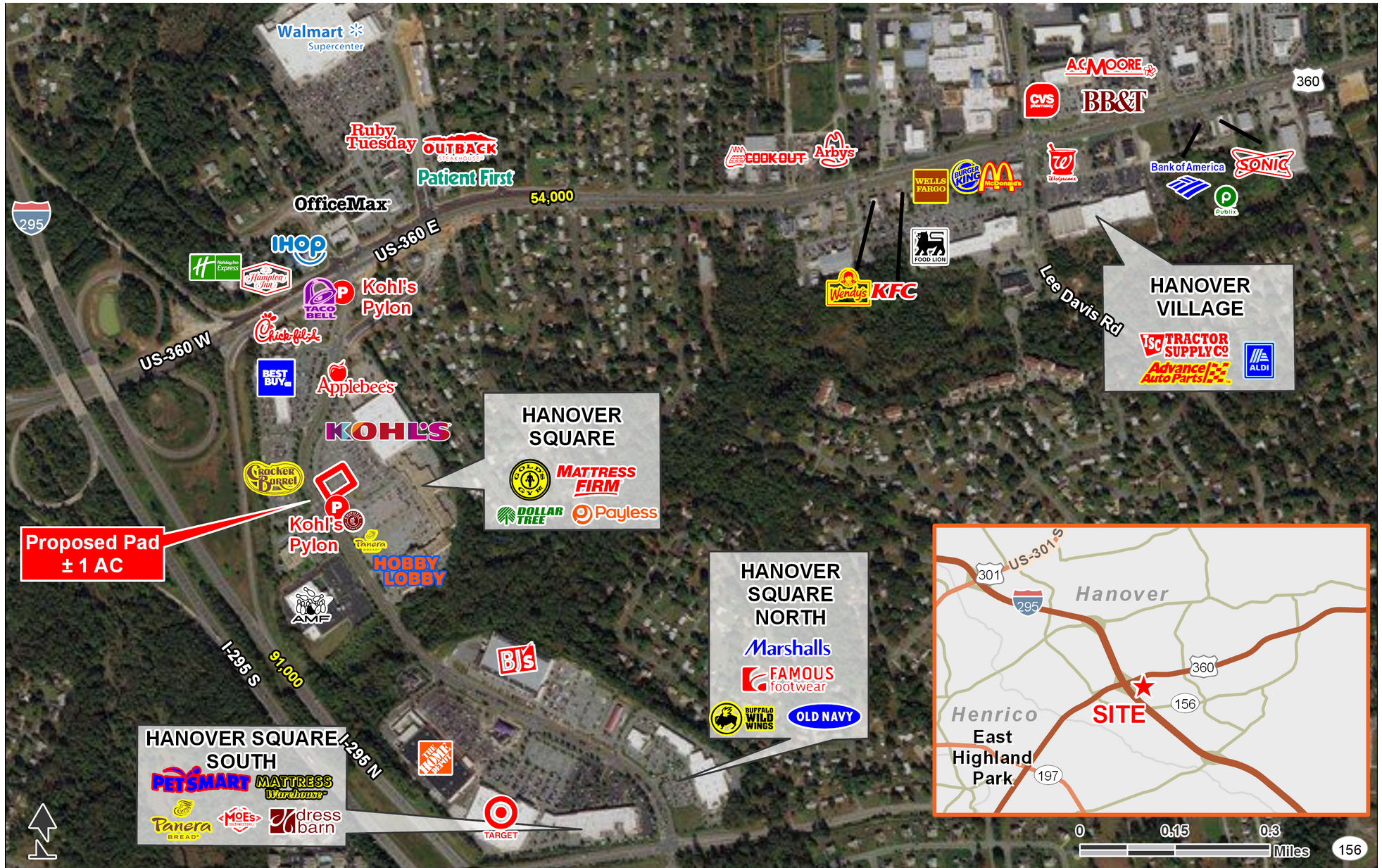


FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
KAREN MIKULSKI • karen.mikulski@tscg.com • 757.722.2500
CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100



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