

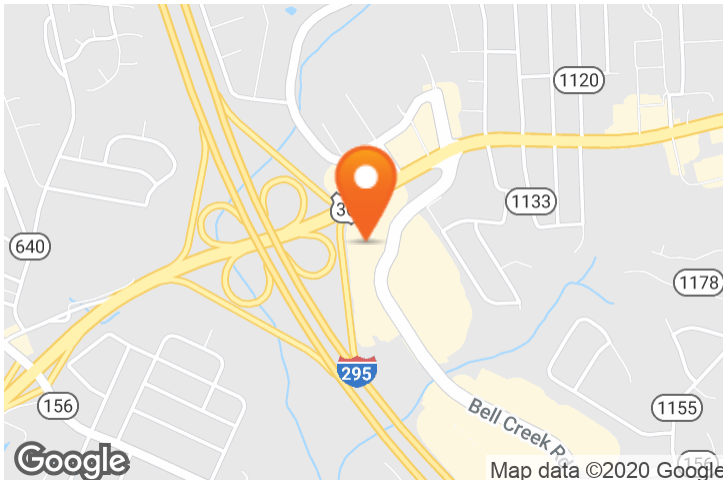
BELL CREEK COMMONS

Bell Creek Rd & Mechanicsville Tpke, Mechanicsville, VA 23111



LOCATION OVERVIEW

Prominent location at entrance of Hanover Square; dominant shopping center in the trade area.



PROPERTY HIGHLIGHTS

- 30,038 SF Available 4/1/2021- Monument Signage Available
- Complementary tenant mix with Starbuck's, Noodles & - Company, FedEx Office, The Original Mattress Factory -
- Excellent visibility to Bell Creek Rd just off of US Route 360 (Mechanicsville Tpke)
- Neighboring anchors: Target, BJ's Wholesale & The Home - Depot -
- Traffic Counts: US Route 360/Mechanicsville Tpke: 54,000 - AADT Bell Creek Road: 7,900 AADT -

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,290	38,697	112,220
Households	2,108	14,818	43,188
Average Household Income (\$)	84,876	92,597	75,839

EXCLUSIVE AGENT(S)

CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100

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SUITE	TENANT NAME	SPACE SIZE
A	Noodles & Company	2,450 SF
B	Starbucks	1,754 SF
C	FedEx Office	1,750 SF
D	Sassie Day Spa & Salon	2,450 SF
F	The Original Mattress Factory	2,800 SF
Freestanding	Chick-Fil-A	4,227 SF
H	Chick-Fil-A	1,278 SF
I	Available 4/1/2021	30,038 SF

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