



For lease

# Amberleigh Medical Office Center

## Village of Amberleigh

9460 Amberdale Drive

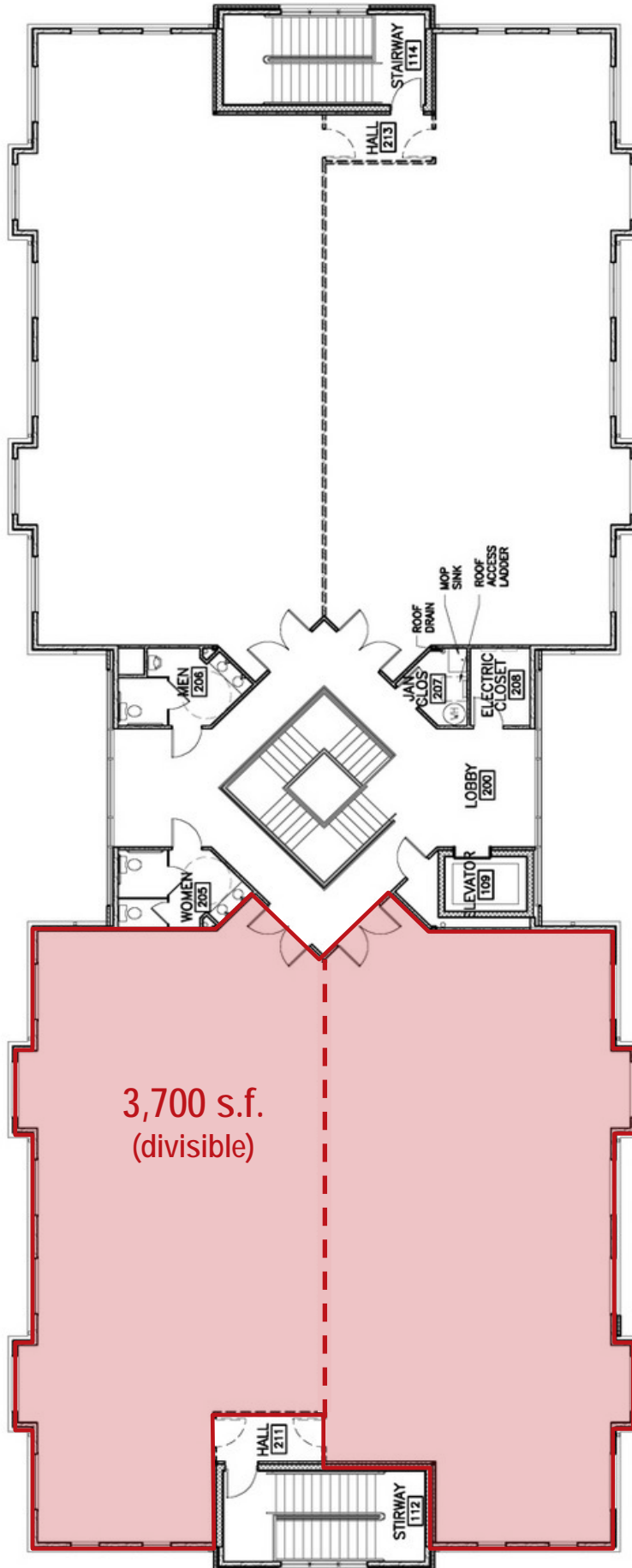
North Chesterfield, Virginia 23236



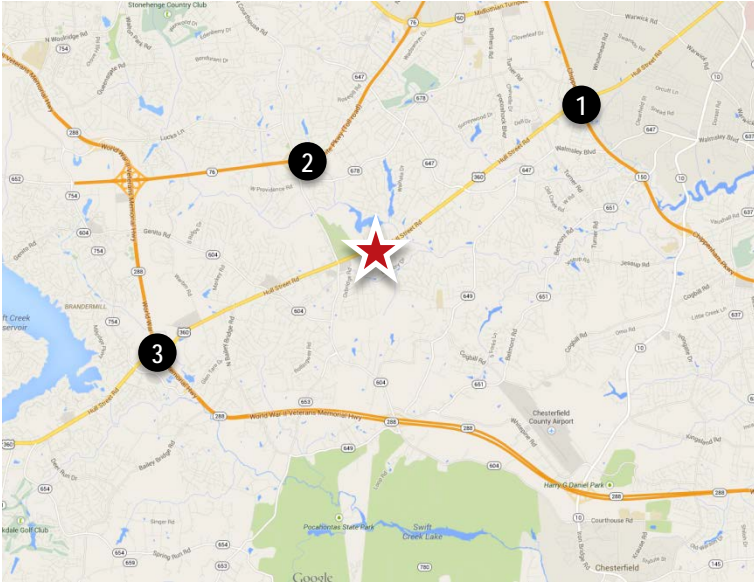
### Features

- 2-story 18,800 s.f. medical / office building
- 3,700 s.f. available (divisible to 1,735 s.f.)
- No core factor charge
- Rent negotiable
- Lobby exposure
- Ample parking – ratio of 5.00 / 1,000 s.f.
- Excellent location off Hull Street Road
- Easy access to Powhite Parkway and Route 288
- Walkable to retail and dining amenities
- Monument signage

# Floor plan



## Location



- 1 To Chippenham Parkway – 3.7 miles
- 2 To Powhite Parkway – 2.4 miles
- 3 To Route 288 – 3.5 miles
- ★ Village of Amberleigh

Population	1 mile	3 miles	5 miles
2014 total population	4,238	52,057	132,997
Pop growth 2014 – 2019	3.63%	4.08%	4.62%
2014 median HH income	\$70,556	\$69,916	\$61,192

Street	Cross Street	Avg. Daily Volume
Hull Street Road	Courthouse Road	42,000 VPD
Courthouse Road	Hull Street Road	30,000 VPD

## Amenity base



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