



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

8305 Bell Creek Road | Mechanicsville, VA 23116



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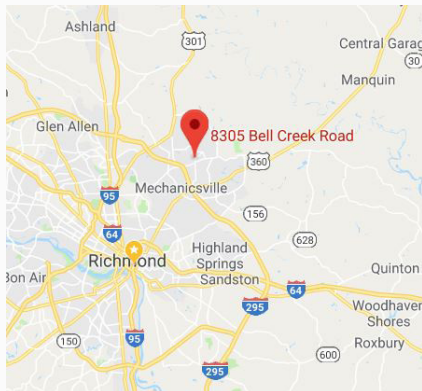
Morgan Tribble

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Features

- › 1.85± acres available for development
- › Zoned B2
- › Near I-295, Exit 38 (Pole Green Road)
- › Strong retail/medical presence
- › Great access at Pole Green Road/Bell Creek Road intersection
- › 21,000 VPD - Pole Green at Bartram Springs Drive
- › Sales price: \$1,100,000



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	3,002	36,774	78,349
Average HH Income	\$81,605	\$92,853	\$90,607

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.