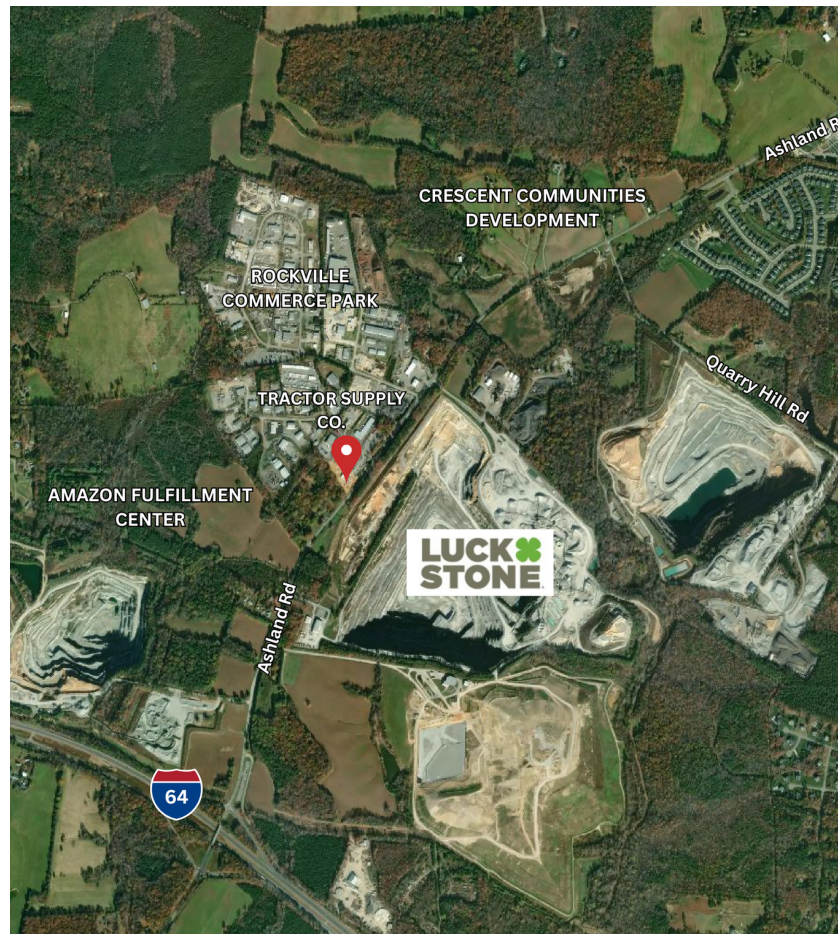




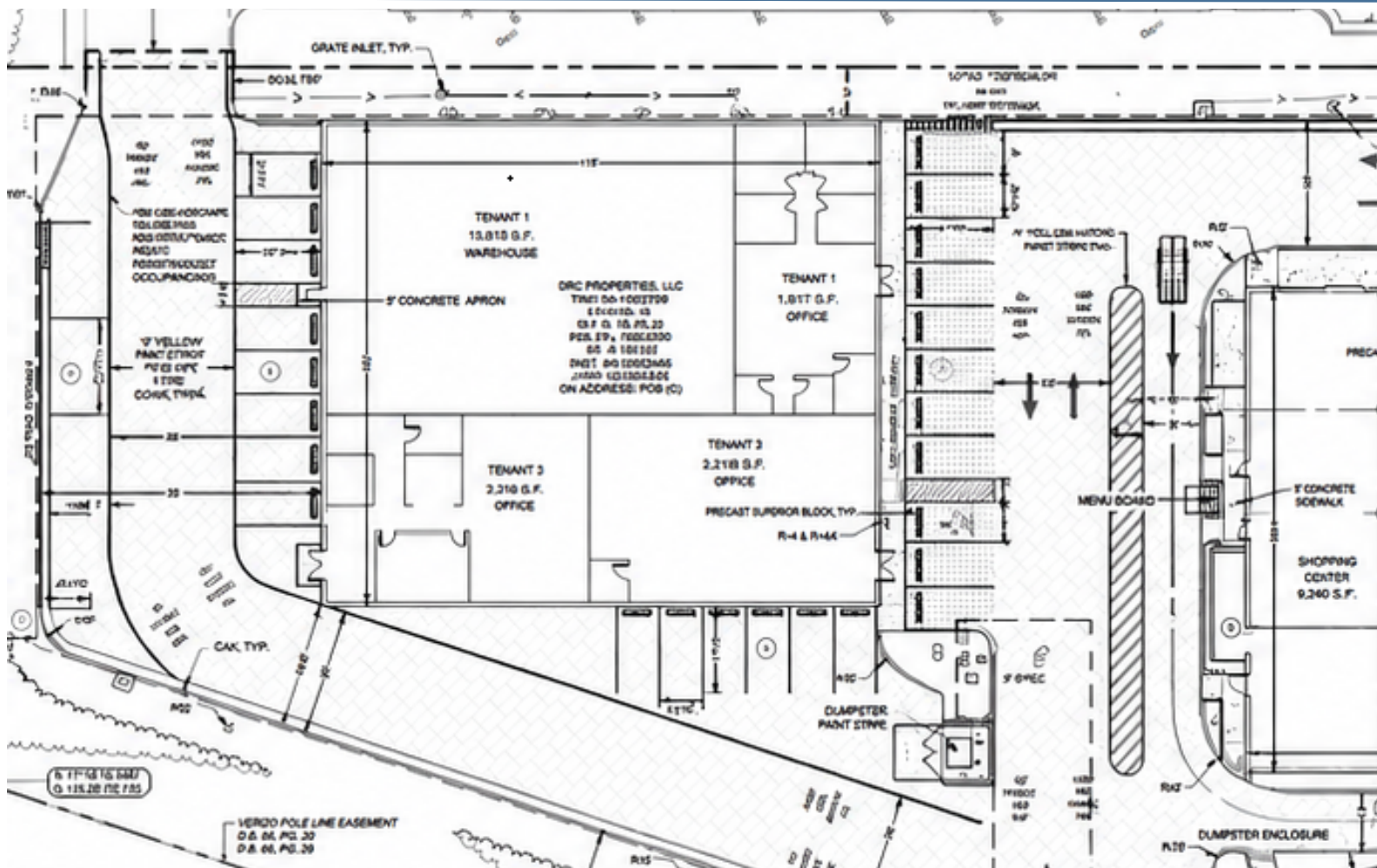
- New construction - turn-key flex/office space for lease
- Space(s) can be delivered BTS to tenant's spec
- Zoned M-2
- August 2026 delivery
- Located within Rockville Commerce Park
- Off Exit 173 on Ashland Road in Goochland County
- Close proximity to Short Pump



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DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	111	15,537	58,258
HOUSEHOLDS	46	5,747	21,034
MEDIAN HH INCOME	\$95,833	\$166,499	\$154,810
DAYTIME POPULATION	1,033	5,042	25,551

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