

FOR SALE/LEASE

**2610 Gaskins Road, Suite B
Henrico, VA 23230**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Gaskins Professional Offices

- 8,206± SF Medical/Office condo for sale/lease
- Availability
 - 1st Floor: 5,152± SF
 - 2nd Floor: 3,054± SF
- 2-Story with medical office on 1st floor and professional office on 2nd floor
- Ideal for owner-occupant medical use (former pediatric primary care facility)
- Prime "end-cap" unit fronting highly-traffic intersection of Gaskins Road & Three Chopt Road
- Building signage available
- Located in the well-maintained, Gaskins Professional Office Development minutes from Interstate-64 & West Broad Street
- Rental Rate: \$25/SF, NNN
- Sale Price Reduction: \$1,900,000

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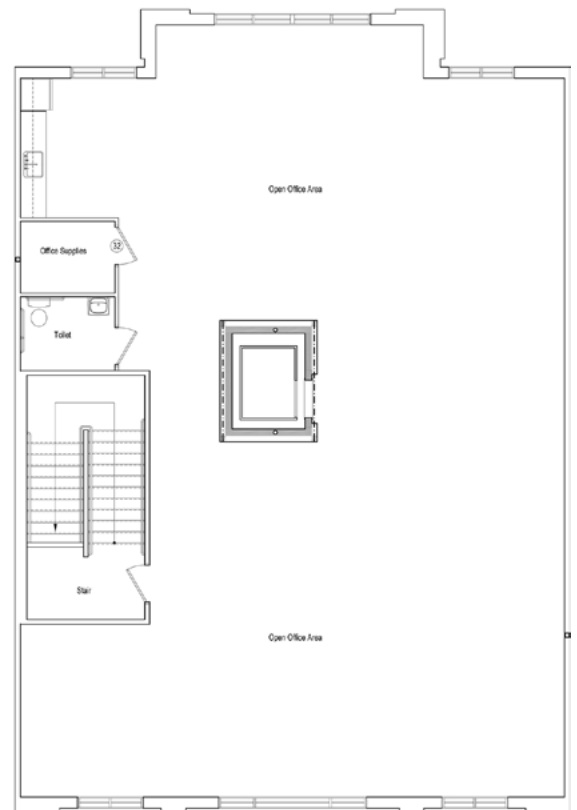
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Floor Plan





THREE CHOPT ROAD

GASKINS ROAD 40,000± VPD

**GASKINS
PROFESSIONAL
OFFICES**

Fronting highly-traffic intersection



EXIT 180

INTERSTATE
64

WESTPARK SHOPPING CENTER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,551	98,602	200,226
AVERAGE HH INCOME	\$118,882	\$118,197	\$127,891
DAYTIME EMPLOYEES	8,394	61,264	114,432