

# LEASE

## SOUTH CHESTERFIELD MEDICAL CENTER

16021 Kairos Road Colonial Heights, VA 23834



### PROPERTY DESCRIPTION

Medical Office Suite available for Lease in South Chesterfield, VA. 3,335 SF features a turnkey medical layout including a large waiting area, reception area, 6 exam rooms, procedure room, breakroom, and private executive office. Well-appointed interior which is configured for efficient patient flow.

THIS freestanding Brick Building offers a well-established professional medical presence. Ideal for Medical, Dental, or Specialty Practice Users seeking functional, move-in ready space. Strategic Location South of Richmond with convenient access to the Tri-Cities market.

### PROPERTY HIGHLIGHTS

- Turnkey Medical Suite for Lease
- Efficient Layout for Patient Flow
- Well-Appointed Interior
- Freestanding Brick Building
- Strategic Location convenient to the Tri-Cities Market

### LOCATION DESCRIPTION

Located near the intersection of Route 1 and route 620 (Woods Edge Rd) in Chesterfield County, VA. Conveniently situated South of Richmond in between South Chesterfield and Colonial Heights. Join existing medical tenants in this small office complex

### OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (NNN)
Available SF:	3,335 SF
Lot Size:	0.18 Acres
Building Size:	7,500 SF

**Ben Keddie, SIOR, CCIM**  
(540) 786-1402  
bkeddie@cbcommercial.com

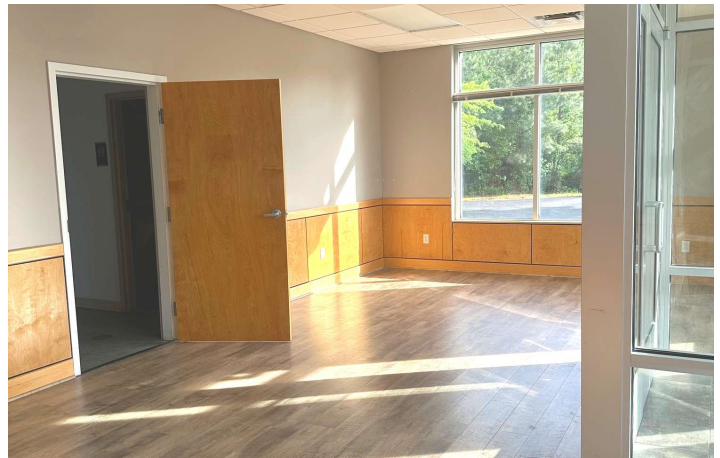
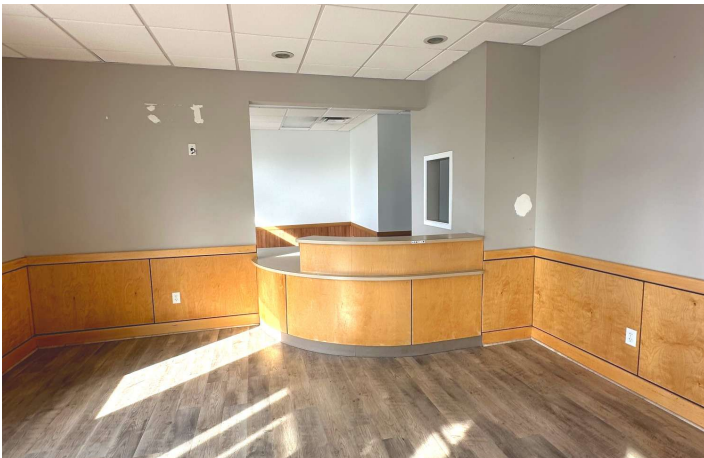


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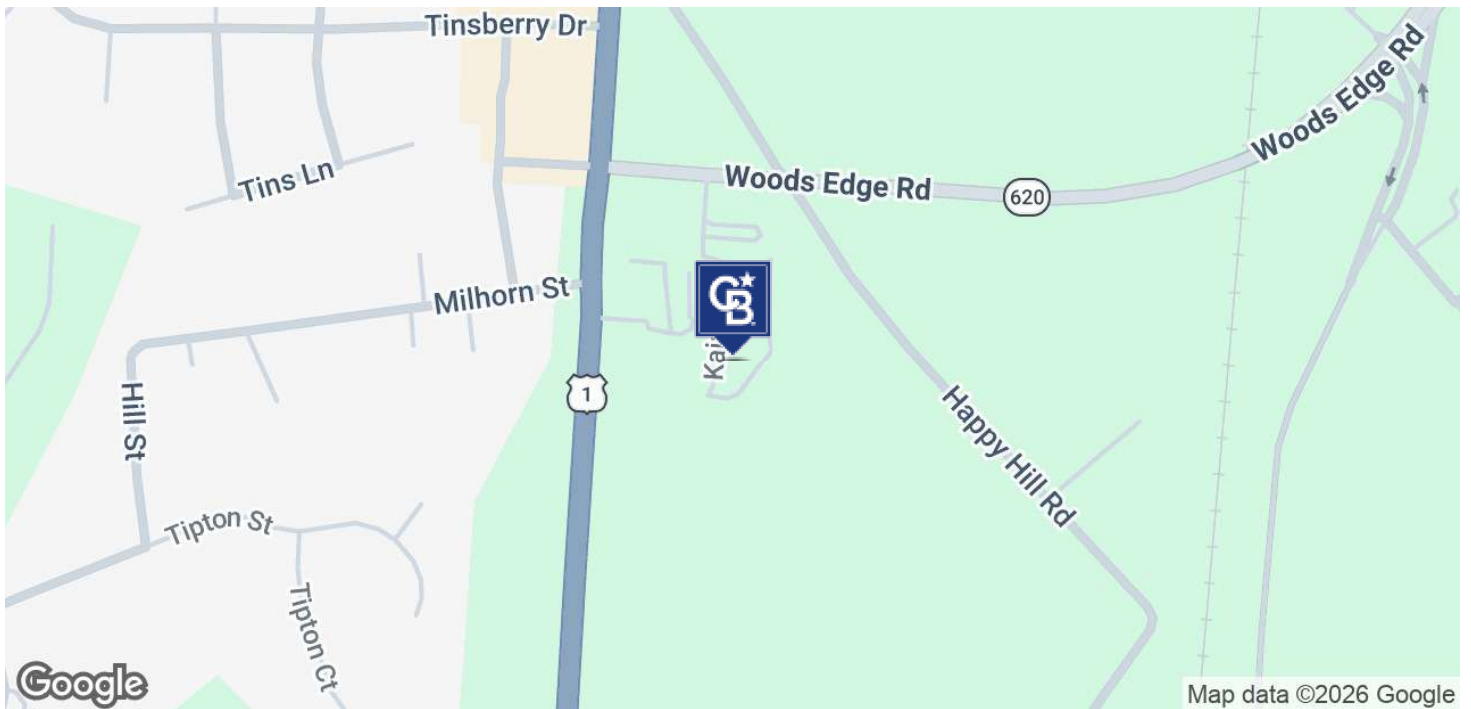


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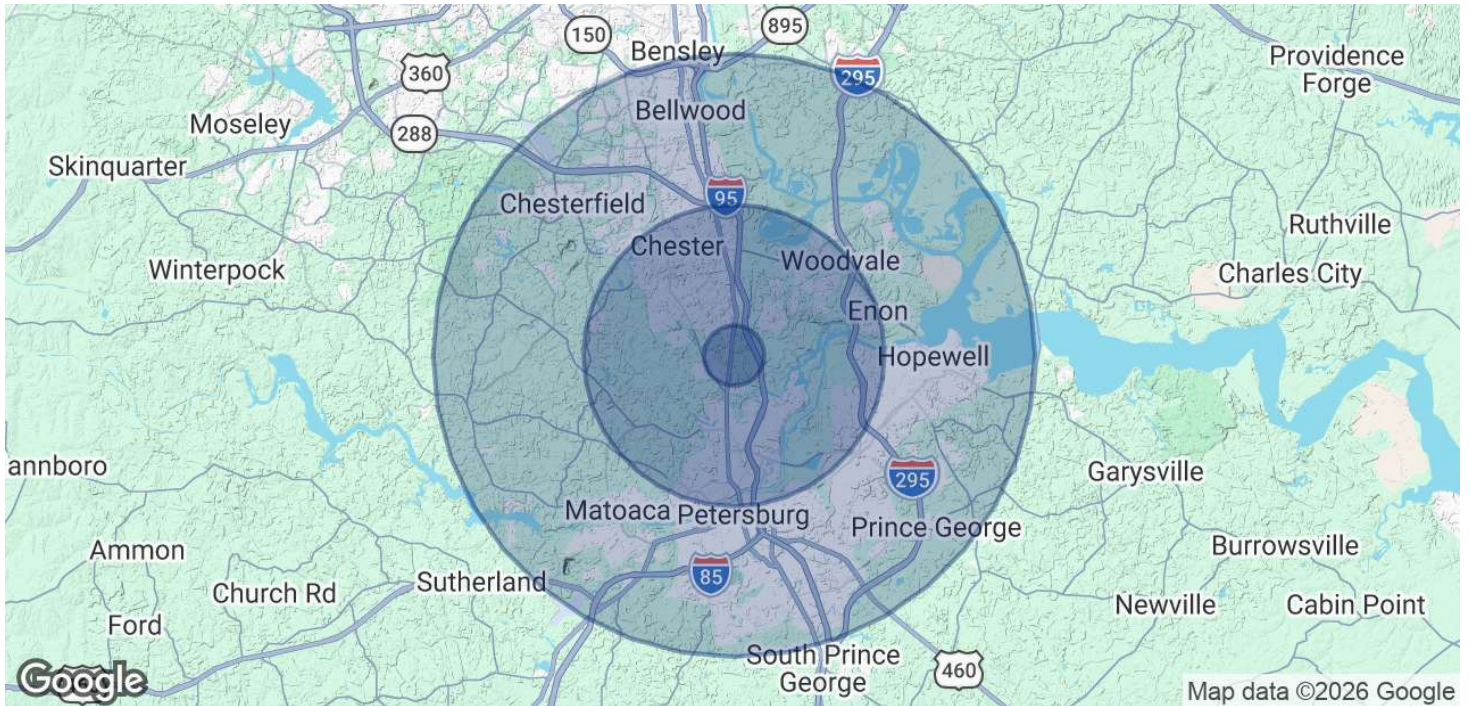


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,666	83,577	239,400
Average Age	30.9	39.4	37.9
Average Age (Male)	29.1	37.7	36.1
Average Age (Female)	35.5	41.1	39.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,393	30,179	89,088
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$95,369	\$100,395	\$92,835
Average House Value	\$221,369	\$289,675	\$279,482

2023 American Community Survey (ACS)

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