



FLAT ROCK OFFICE PARK

2560 ANDERSON HIGHWAY | POWHATAN, VA 23139

FEATURES

- **1,020 SF and Two 1,554 SF Office Suites Available for Lease.**
- **Multiple offices, reception/waiting room, large open area, kitchen, bathrooms, built-in cabinets with file drawers and utility closets.**
- Join our newest tenant *A&K Appraisal*.
- Located in the heart of Powhatan Retail Submarket.
- Direct access highly traveled Anderson Highway (Route 60).
- Across from new *CVS Pharmacy*.
- Adjacent to *Sheetz, McDonald's* and *Bruster's*.
- Located 7 miles west of Route 288 and *Westchester Commons*.
- Over \$129,000 average household income in 10-mile radius.
- Zoning: R-C.

SPACE TYPE	Office Suites Available for Lease
AVAILABLE SPACE	1,020 SF and 1,554 SF
ASKING PRICE	Ask Agent

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2021 Population	5,969	14,618	76,222
Avg HH Income	\$100,243	\$107,518	\$129,700
Daytime Employment	2,507	4,183	18,658
Traffic Count	29,298 VPD on Anderson Hwy		

* Detailed demographics upon request



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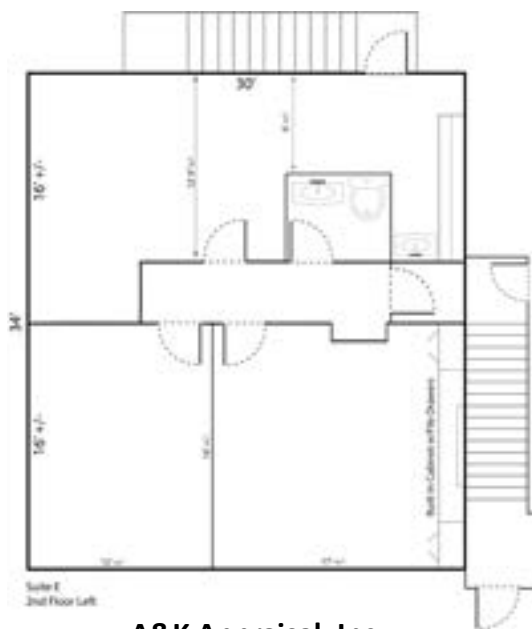




OFFICE FLOOR PLAN



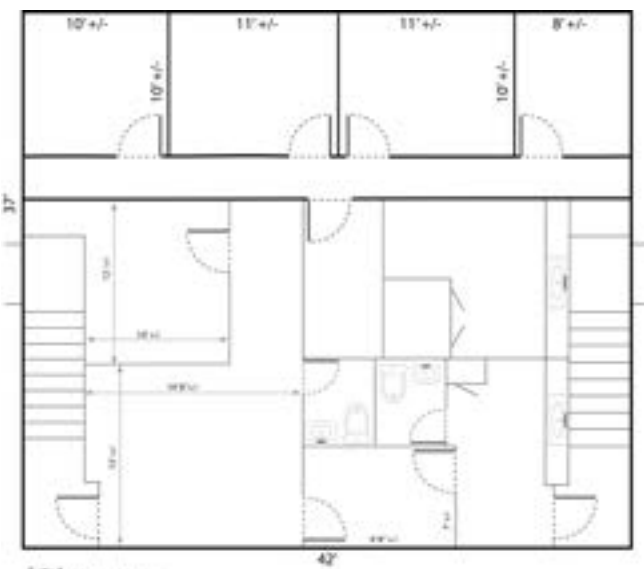
Suite D
 1st Floor Left
Lionberger Construction, Inc



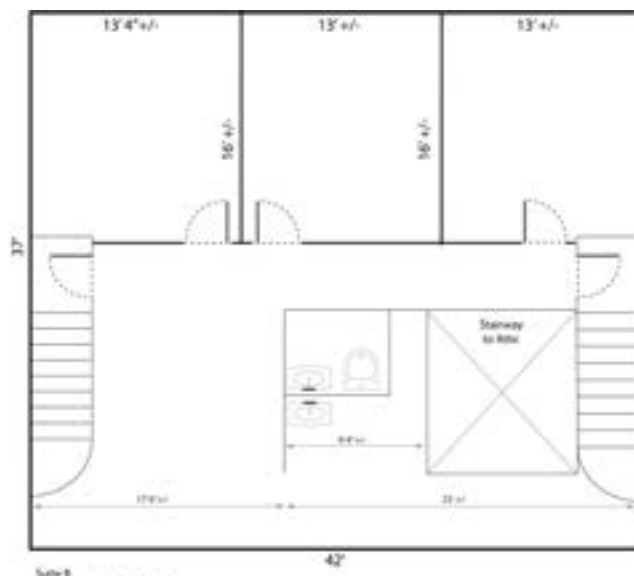
Suite E
 2nd Floor Left
A&K Appraisal, Inc



Suite F
 2nd Floor Right



Suite A
 1st Floor Middle of Building



Suite B
 2nd Floor Middle of Building



PHOTOS



Flat-Rock-Office-Park-Powhatan



AERIAL

