

FOR LEASE

UP TO ±1,600 SF OFFICE SPACE AVAILABLE

5300 Hickory Park Dr | Glen Allen, VA 23059



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Available SF:	Up to ±1,600 SF
Year Built:	2007
Zoning:	O-3C

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,024	61,067	144,405
Daytime Population	12,343	79,297	150,164
Total Households	3,062	22,187	56,246
Average HH Income	\$188,408	\$184,978	\$151,375

PROPERTY OVERVIEW

Prime Office Location

PROPERTY HIGHLIGHTS

- Within walking distance of Shady Grove YMCA, restaurants, shopping and banks
- Elevator access to second floor
- Ample parking (4.50 per 1,000)
- Full Service

OFFICE AVAILABILITY

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,015 - 1,607 SF	Lease Rate:	Contact Agents

AVAILABLE SPACES

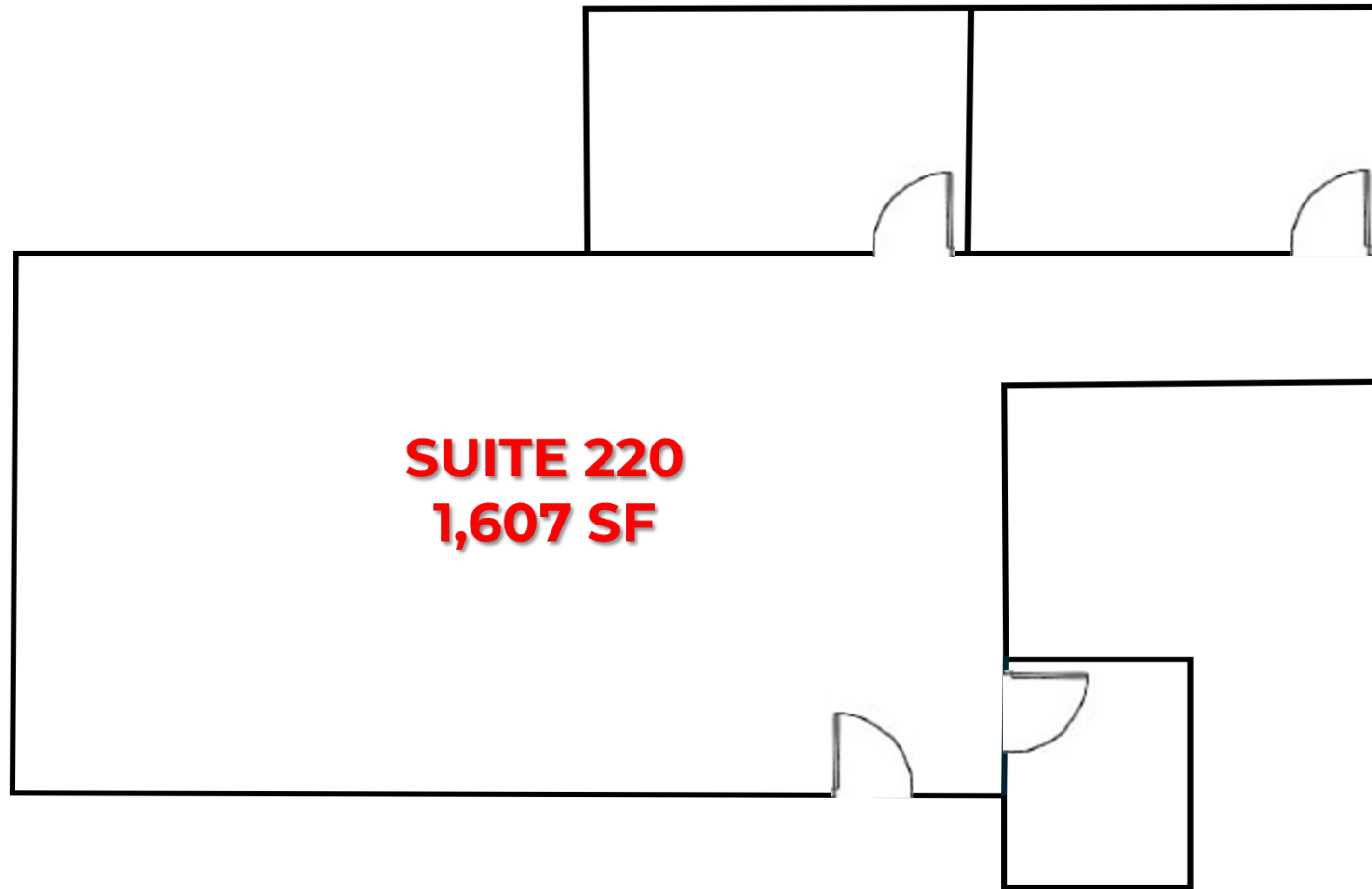
	SUITE	TENANT	SIZE (SF)
■	Suite 220	Available	1,607 SF
■	Suite 224	Available	1,015 SF

SUITE 220 FLOOR PLAN

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SUITE 220
1,607 SF

*Illustrative purposes only. Not to scale.

SUITE 220 (1,607 SF)

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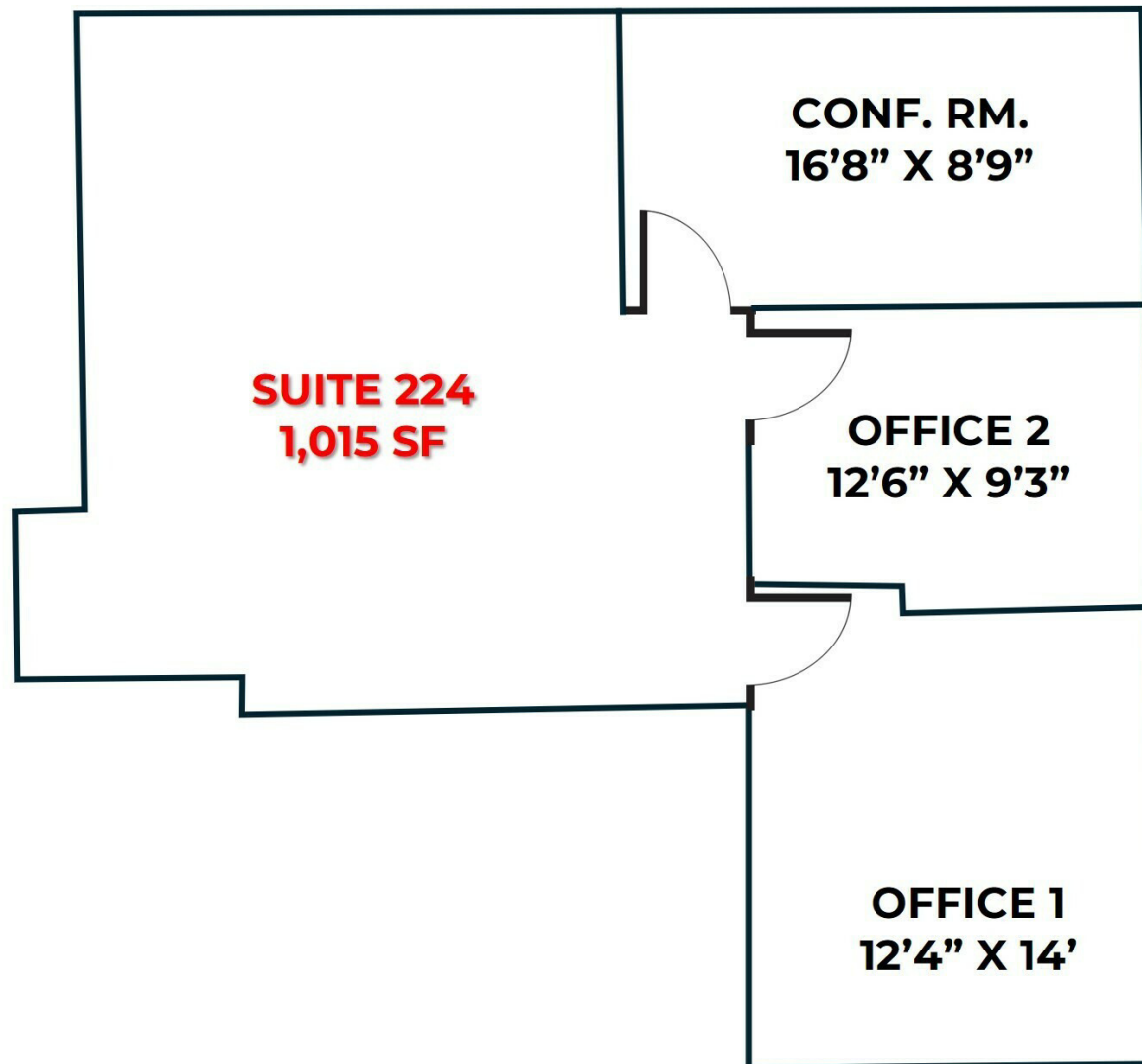
SUITE 224 (1,015 SF)

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SUITE 224 (1,015 SF)

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TRADE AREA

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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