

Property Summary

10310 Memory Ln, Chesterfield, Virginia

First-Floor Office Condominiums | Owner-User Opportunity

Offering Price: \$679,000

Prepared By:



Commercial Real Estate Representation
Chesterfield & Greater Richmond Region
Brokered by Real Broker, LLC

Property Summary

Contents & Snapshot

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Property Snapshot

Property Type	Professional Office Condos
Suites	1C (±570 SF) + 1D (±2,203 SF)
Contiguous Size	±2,773 SF
Offering Price	\$679,000
Zoning	O-2
Floor Location	First Floor
Ownership	Two Deeded Units
Condo Fees	\$5,385 Annually

This Property Summary provides prospective owner-users and investors with an overview of the property's features, ownership flexibility, and strategic advantages. Built in 2005, the first-floor office condominiums are ideal for professional and medical users seeking long-term ownership in a highly accessible Chesterfield County location. Qualified purchasers may benefit from flexible acquisition options, including owner financing and lease-to-own arrangements.

Executive Summary

Flexible Office Ownership Designed for Long-Term Business Success

Overview

10310 Memory Lane presents a rare opportunity to acquire two first-floor professional office condominiums totaling approximately ±2,773 square feet within one of Chesterfield County's most established office developments. Offered together as Suites 1C and 1D, the property provides exceptional flexibility for owner-users seeking immediate occupancy, future expansion, or long-term control of their business location.

Constructed in 2005, the office suites feature a functional layout including two reception areas, six private offices, a conference room, kitchen, and additional flex space. Suite 1D also benefits from direct exterior access, providing convenient entry for employees, clients, and visitors.

Ownership Flexibility

- Two separately deeded condominium units
- Occupy both suites as a contiguous ±2,773 SF office
- Potential to lease one suite while occupying the other
- Seller may consider separate unit sales
- **Owner financing and lease-to-own options available for qualified purchasers**

Suite Highlights

- First-floor location with ADA access
- Six private offices plus conference room
- Two reception areas and kitchen
- Direct exterior entrance to Suite 1D
- Zoning supports professional and medical uses
- Potential supplemental rental income

Strategic Positioning

Unlike many office condominiums, this offering combines immediate functionality with long-term flexibility. The separately deeded ownership structure allows purchasers to adapt the property as business needs evolve, whether through expansion, leasing opportunities, or future disposition of individual suites. Combined with convenient access to Route 288, Route 10, Interstate 95, and the Chesterfield County Courthouse, the property offers a compelling long-term ownership opportunity for professional and medical office users throughout the Greater Richmond region.

Opportunity Summary

The property combines functional first-floor office space with long-term ownership flexibility, creating an exceptional opportunity for professional and medical users seeking to control occupancy costs, support future business growth, and establish a permanent presence within one of Chesterfield County's most established office corridors.

Property Overview

Functional Office Layout Designed for Professional & Medical Users

Existing Improvements

- Constructed in 2005
- Professional office condominium development
- First-floor location with elevator-served building
- Direct exterior entrance to Suite 1D
- Ample shared surface parking
- Well-maintained professional office finishes

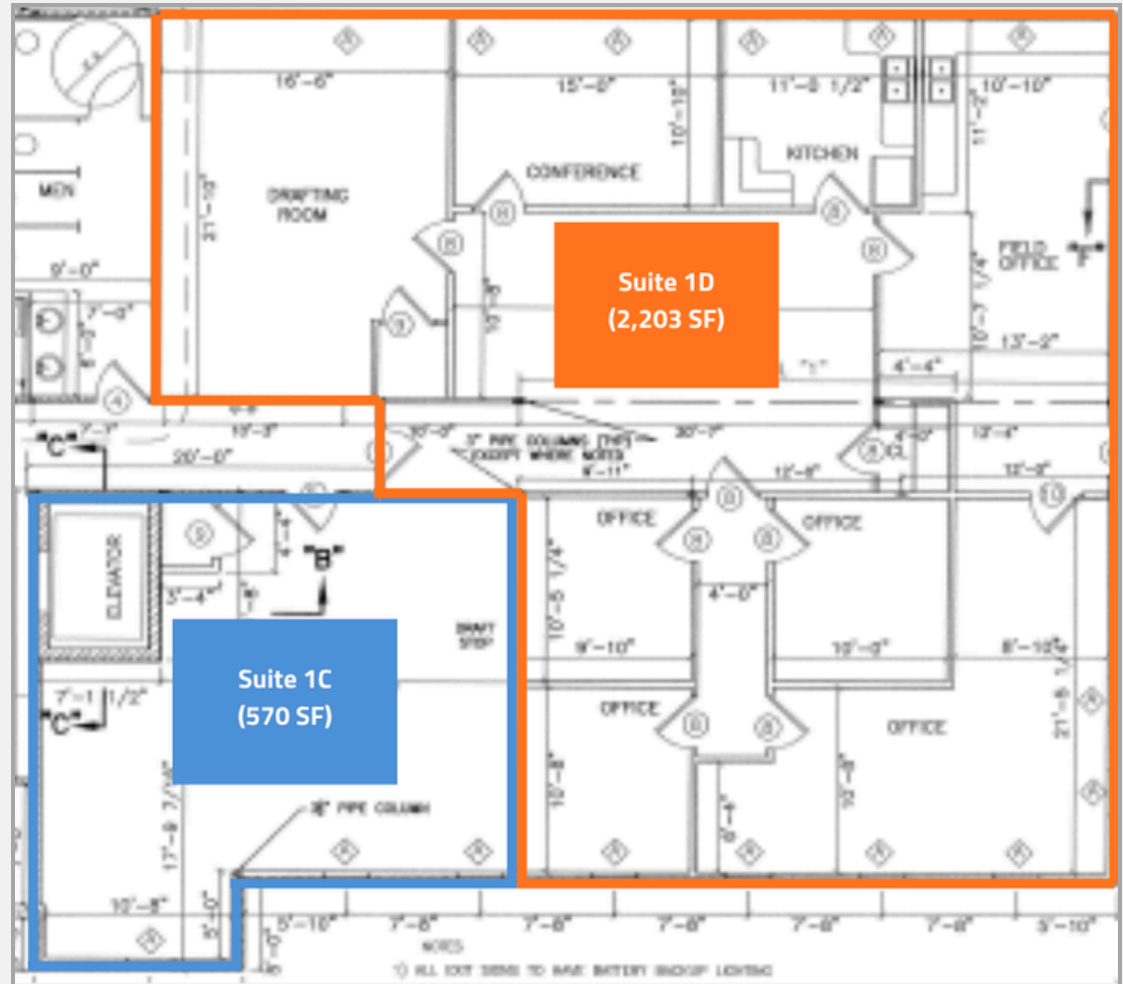
Property Configuration

The property consists of two separately deeded first-floor office condominium units totaling approximately ±2,773 square feet. While currently configured as independent suites, the layout offers the potential to function as one contiguous owner-user office or remain separate to accommodate future expansion, supplemental rental income, or separate ownership.

Designed to support a variety of professional and medical users, the existing layout provides a balance of private offices, client-facing reception areas, conference space, and administrative support areas while allowing flexibility as operational needs evolve.

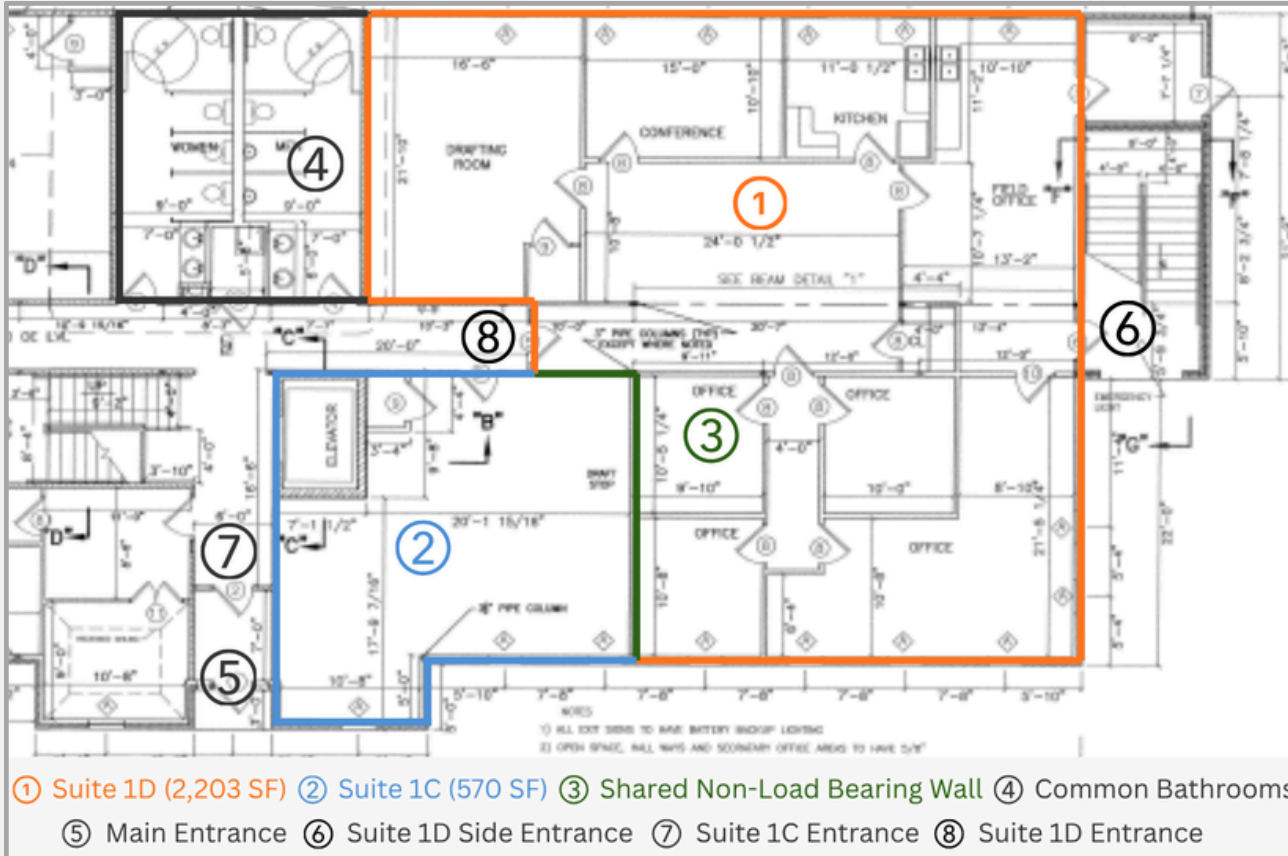
Functional Workspace

The existing floor plan includes two reception areas, six private offices, a conference room, kitchen, and additional flex space suitable for storage, field operations, or employee break areas. Multiple entrances, including direct exterior access to Suite 1D, support a wide range of professional office and medical practice configurations while providing long-term operational flexibility.



Floor Plan & Ownership Flexibility

Two Deeded Office Condominiums Offering Multiple Occupancy & Ownership Strategies



Flexible Occupancy Options

- Occupy both suites as one office
- Occupy Suite 1D and lease Suite 1C
- Maintain separate business operations
- Future separate ownership may be considered
- Expand operations without relocating

Functional Advantages

- Three separate entrances
- Direct exterior access to Suite 1D
- Shared common area restrooms
- Shared non-load-bearing wall
- Ideal for professional or medical practices

Occupancy Strategies



① Single Occupancy

Occupy both Suites 1C and 1D as one contiguous ±2,773 SF space.



② Owner + Income

Operate from Suite 1D while leasing Suite 1C to generate supplemental income.



③ Future Flexibility

Two separately deeded units provide future ownership and disposition flexibility.

Current Interior

Move-In Ready Professional Office Space with Functional Layout Throughout

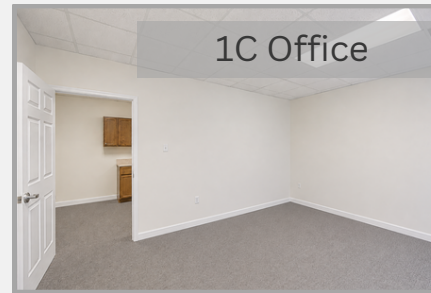


Professional Workspace Designed for Daily Operations

The existing improvements provide a functional office environment well suited for professional and medical users. The current layout includes two reception areas, six private offices, a conference room, kitchen, and additional flex space, while perimeter windows introduce natural light throughout. Located on the first floor, the property also benefits from direct exterior access to Suite 1D for added convenience.

Modern Workspace Concepts

Illustrative Interior Concepts Showcasing the Property's Modernization Potential

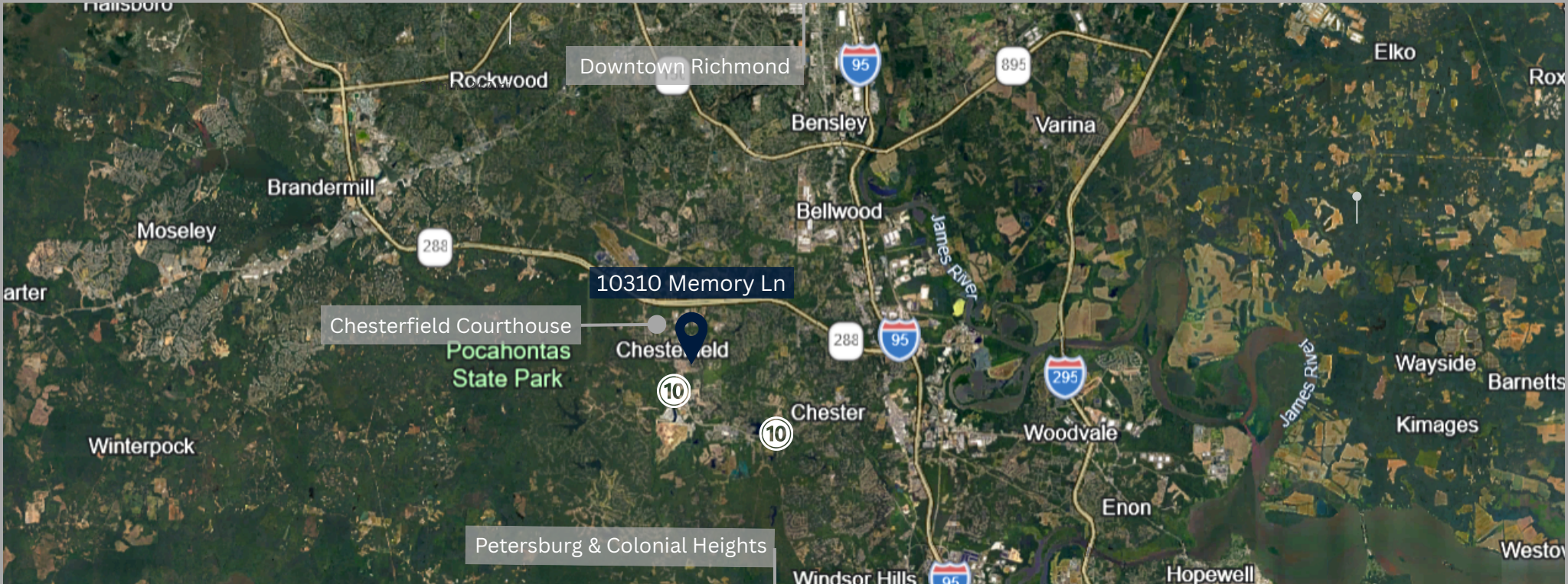


Why It Matters

The existing improvements provide a functional office environment while offering buyers a clear opportunity to modernize the interior through updated furnishings, finishes, lighting, and professional staging. The conceptual images are intended solely to illustrate how the existing space may present following cosmetic improvements and are not representative of proposed renovations.

Location Overview

Exceptional Access to Chesterfield and Greater Richmond





DRIVE TIMES

Key Destinations

10

Route 10

(Iron Bridge Rd)

5 mins

0.4 mi

288

Route 288

4 mins

2.5 mi

95

Interstate 95

9 mins

5.9 mi

64

Interstate 64

27 mins

28.5 mi

Downtown Richmond

24 mins

18.0 mi

Petersburg

23 mins

17.5 mi

Strategic Location

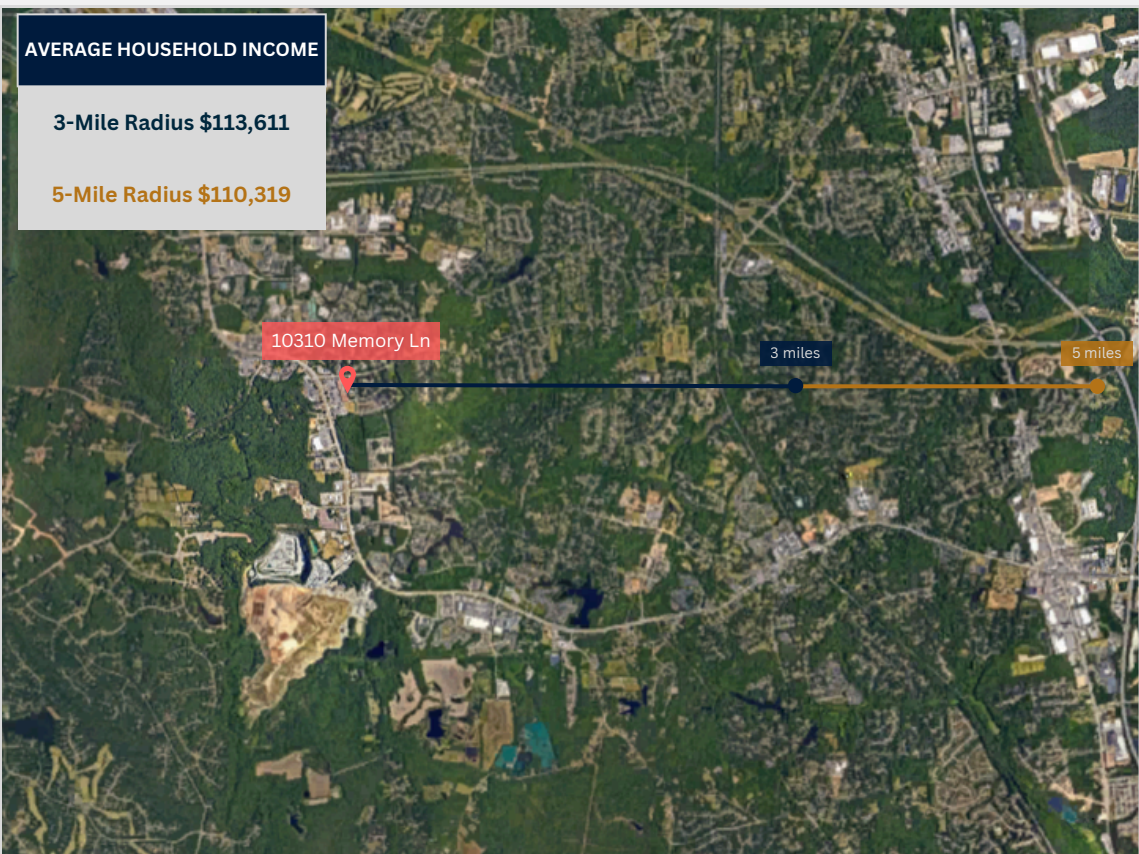
10310 Memory Lane is located within one of Chesterfield County's established professional office corridors, offering convenient access to Route 288, Route 10 (Iron Bridge Road), Interstate 95, and the Chesterfield County Government Complex. The location provides excellent accessibility for professional and medical users while placing businesses within minutes of surrounding retail, dining, and everyday services.

Regional Connectivity

The property's central location offers efficient access throughout Chesterfield County and the Greater Richmond region, making it well suited for businesses serving clients across multiple markets. Continued commercial investment, expanding healthcare services, and ongoing development throughout the Centralia Road corridor reinforce the area's long-term business appeal while supporting sustained demand for professional office space.

Market & Demographics

Regional Demographics & Business Fundamentals



Strong Local Demographics

The surrounding area benefits from a growing population, above-average household incomes, and a well-established residential base that continues to support professional services, healthcare providers, and local businesses. These demographic fundamentals create a stable environment for long-term office occupancy and business growth.

Office Market Fundamentals

Chesterfield County remains one of the Richmond region's most desirable suburban office markets, supported by excellent regional accessibility, continued commercial investment, and a diverse mix of professional, medical, financial, and service-oriented businesses. The area's mature business environment continues to support long-term owner-user demand.

KEY DEMOGRAPHIC SNAPSHOT		
	3-Mile Radius	5-Mile Radius
Population (2025)	32,990	92,366
Population Growth (2020-2025)	9.66%	9.70%
Households (2025)	12,560	34,417
Median Household Income (2025)	\$97,760	\$92,333
Owner Occupied	9,637	26,596
Renter Occupied	3,753	10,075
Source CoStar 2025 Demographic Summary Report		
TRANSPORTATION & TRAFFIC COUNTS (AAWDT)		
Route 10 (Iron Bridge Rd)	41,000	
Route 288	45,000	
Interstate 95	128,000	
Source VDOT 2022 Traffic Data		



Chesterfield County & Greater Richmond Region

Property Summary

The Gaulden Group provides commercial real estate advisory and representation services across Central Virginia, with a focus on strategic positioning, market analysis, and execution.

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