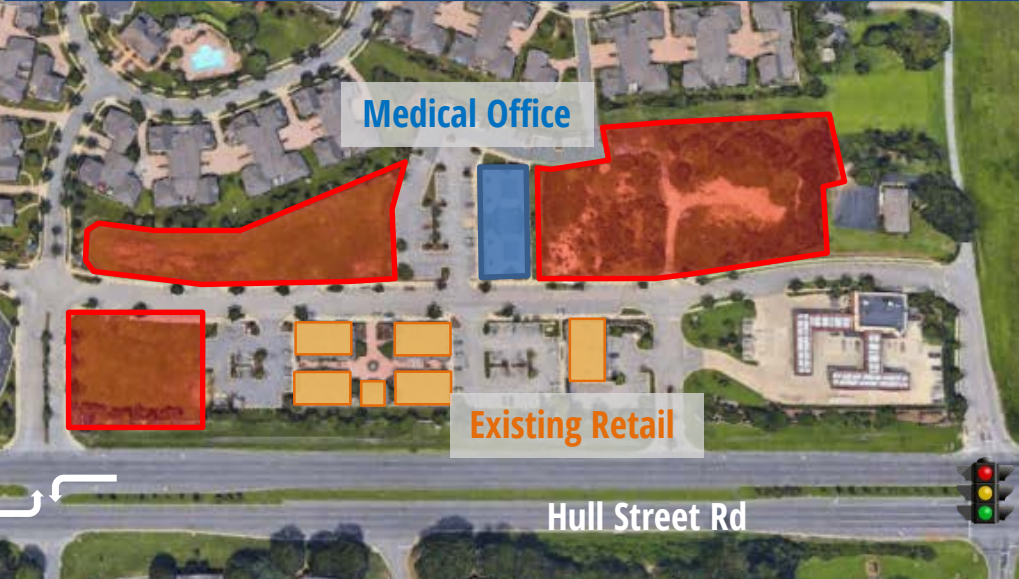


THE VILLAGE OF AMBERLEIGH Retail
9420-9551 Amberdale Drive Medical Office
Richmond, VA 23236 Pad Sites

LEASE/BTS/SALE



- 42,000 vehicles per day on Hull St
- Easy access to Courthouse Rd, Powwhite Pkwy, and Chippenham Pkwy
- 7 pads available for office, medical, retail, or restaurants
- Potential for build-to-suit
- Retail storefront and monument signage available
- Medical office space available
- The Village of Amberleigh has 129 homes with 44 additional homes in Phase II



FOR MORE INFORMATION,
PLEASE CONTACT:

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Bob Butcher
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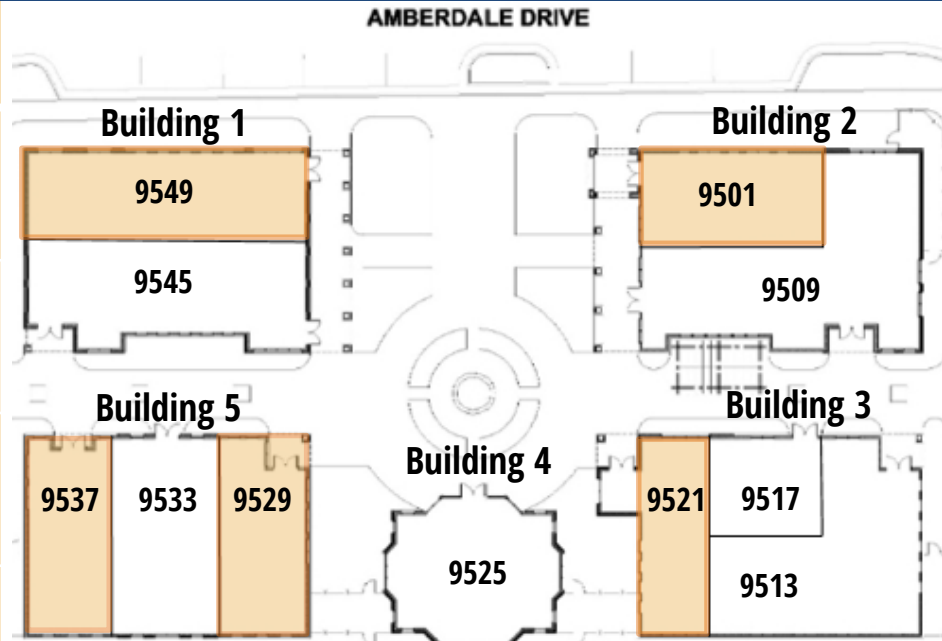
Nathan Shor
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S.L. Nusbaum Realty Co. | 9211 Forest Hill Ave | Suite 110 | Richmond, VA 23234 | 804.320.7600 | slnusbaum.com

THE VILLAGE OF AMBERLEIGH - Retail
9420-9551 Amberdale Drive
Richmond, VA 23236

LEASE/BTS

Available Suite #	SF
Building 1 9549	2,445 SF
Building 2 9501	1,298 SF
Building 3 9521	1,230 SF
Building 5 9529 9537	1,140 SF 1,106 SF
Building 6 9453	1,176 SF



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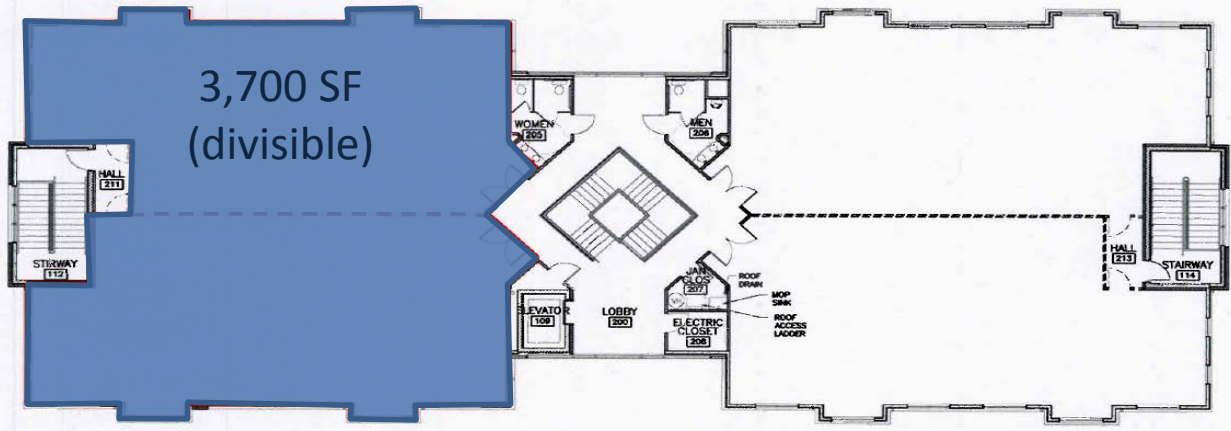
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THE VILLAGE OF AMBERLEIGH – Medical Office

9420-9551 Amberdale Drive
Richmond, VA 23236

LEASE/BTS



- \$20 /SF Rent, Full service
- 2-story 18,800 SF medical/office building
- Ample parking

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THE VILLAGE OF AMBERLEIGH – Pad Sites

9420-9551 Amberdale Drive
Richmond, VA 23236

LEASE/BTS/SALE

Pad	Acres
1	± 0.94
2	± 1.05
3	± 1.14
4	± 1.33
5	± 0.65
6	± 1.39
7	± 2.12

**Phase 2 Coming Soon
(44 New Homes)**

**The Village of Amberleigh
(129 Homes)**



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Traffic Counts:

Courthouse Rd	30,000 VPD
Hull St Rd	42,000 VPD

DEMOGRAPHICS (2017 ESRI):

	1 MI	3 MI	5 MI
Population	3,591	50,706	131,355
Households	1,427	18,549	48,987
Avg. HH Income	\$95,949	\$84,049	\$79,213

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