

# RETAIL SPACE FOR LEASE

**Renovated in 2006**



## **ATLEE SQUARE Shopping Center**

- Located in rapidly growing Hanover County
- Near intersection of Rt. 301 and I-295
- Anchors include:
  - Hanover County Library
  - Dollar General
- Across from a new 160 acre Mixed Use HH Hunt Development

Loopnet Property #13500263



[www.Harding-Inc.com](http://www.Harding-Inc.com)

9167 Atlee Road - Mechanicsville



**Joseph J. Harding III, CCIM**

5006 Monument Avenue  
Richmond, VA 23230

(804) 282-1590

(804) 282-7147 Fax

[jjharding@ccim.net](mailto:jjharding@ccim.net)

ATLEE SQUARE SHOPPING CENTER  
Hanover County, Mechanicsville, Virginia

RETAIL SPACE FOR LEASE



**AVAILABLE**

- 8,450 square feet

**DEMOGRAPHICS**

Population

- 3,400 within 1 mile
- 26,000 within 3 miles
- 90,000 within 5 miles
- 376,405 within 10 miles

Average Household Income

- \$83,632 within 1 mile
- \$83,314 within 3 miles
- \$63,369 within 5 miles

Traffic Count

- 16,000 US Hwy 301 & Atlee Rd.
- 43,000 I-295 & US Hwy 301

**GLA**

- 43,173 square feet

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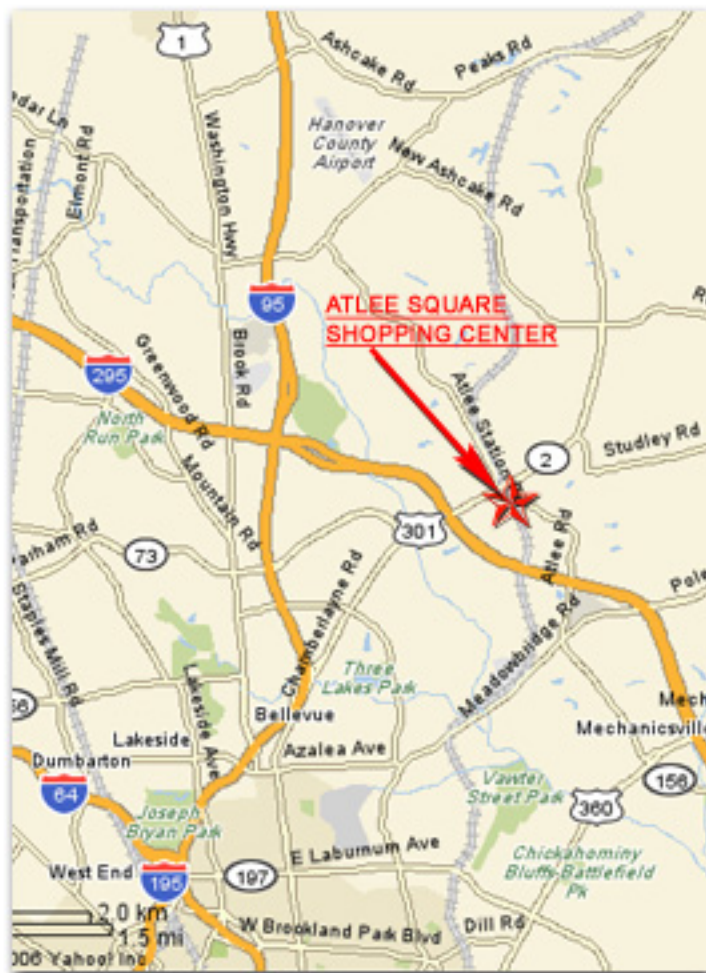


OutParcel - Popeyes Coming Soon



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**HARDING & ASSOCIATES**  
INCORPORATED

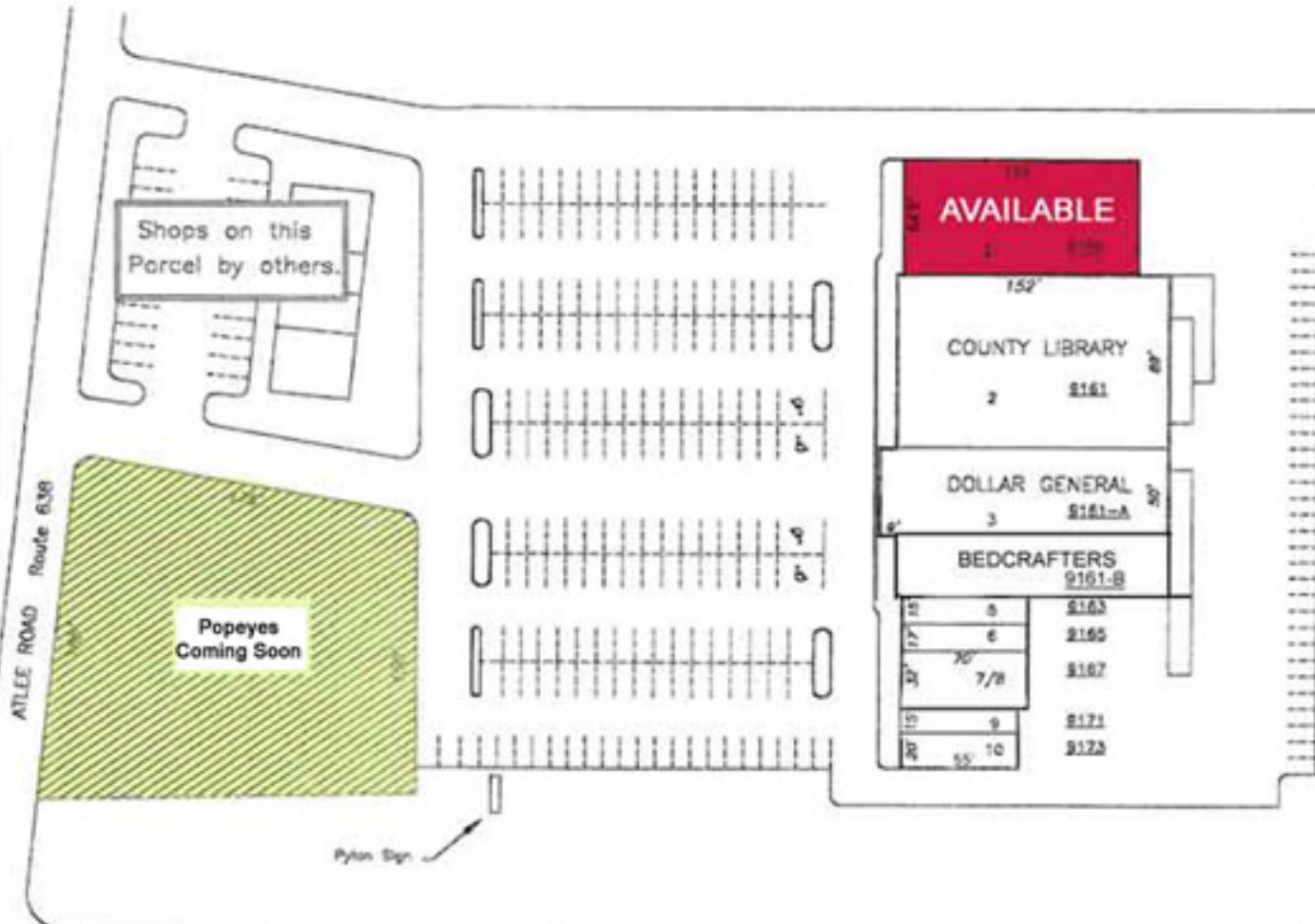
5006 Monument Avenue  
Richmond, Virginia 23230  
OFFICE (804) 282-1590  
FAX (804) 282-7147

DEVELOPMENT & MANAGEMENT  
COMMERCIAL & INVESTMENT  
PROPERTIES

## ATLEE SQUARE SHOPPING CENTER Hanover County Richmond, Virginia

SPACE	TENANT	Size S.F.
1	<b>AVAILABLE</b>	8,450
2	Hanover County Library	13,000
3	Dollar General	7,500
4	BedCrafters	6,500
5	Moda Hair Studio	1,050
6	GenJo's	1,190
7/8	Brunetti's Restaurant	2,240
9	Boone's Insurance Agency	975
10	Atlee Chiropractic	1,300
<b>TOTAL SQUARE FEET</b>		<b>42,205</b>

Parking Spaces = 221



ATLEE ROAD Route 638

Pylon Sign

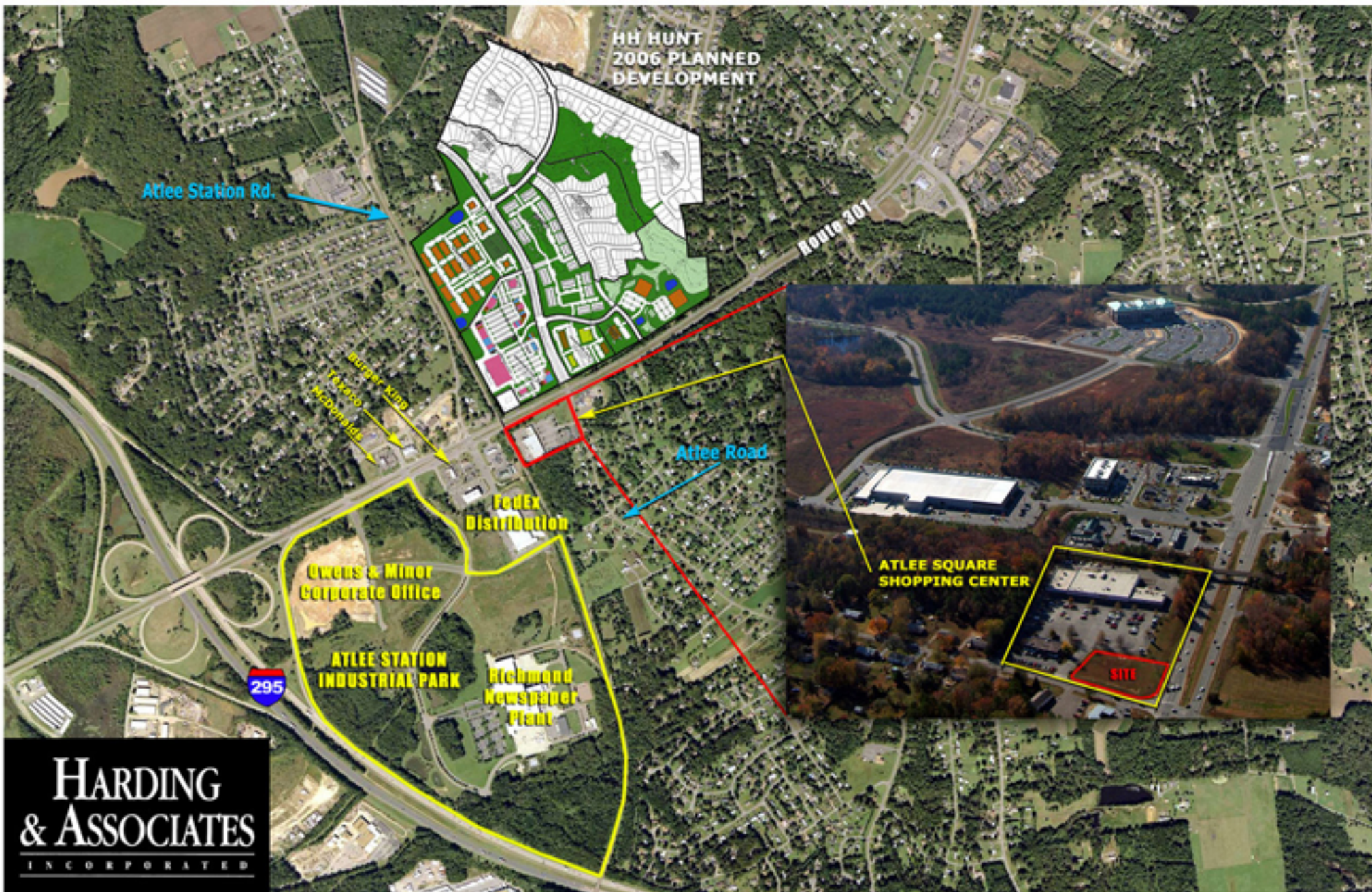
U.S. Route 301

One mile to Interstate 66

133 Acre Mixed Use Project (2007)

Future Kroger Shopping Center (2007)

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Hanover County, Mechanicsville, Virginia

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