



For Sale or Lease

1011 Hioaks Road, Richmond, VA 23225

5,820 +/- SF medical office

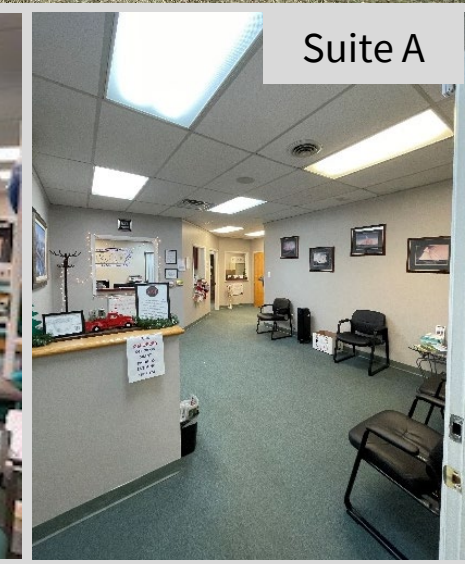


Property highlights

- > Excellent owner occupant opportunity
- > Medical office building
- > For sale or lease
- > 5,820 SF total
- > Suite A (2,922 SF) is leased through December 31, 2027
- > 0.46 acre property
- > Prominently located across from Chippenham Hospital
- > Convenient location with easy access to the Chippenham and Powhite Parkways
- > Ample on-site parking



Suite B



Suite A

Kaylin Phillips
Associate

T +1 804 802 6125
kaylin.phillips@am.jll.com

Charles Polk, III, SIOR
Executive Managing Director

T +1 804 802 6419
charlie.polk@am.jll.com



Chesterfield County



Education

- > Chesterfield County has the largest school system in the Richmond Metropolitan Area and has established innovative programs to serve an increasingly diverse student body.
- > Home to more than 62,000 students in 65 schools, of which 7 are National Blue-Ribbon Schools, and an additional 7 are ESEA Distinguished Schools
- > Chesterfield is home to one of the most desirable school systems in the Richmond



Attractions & Growth

- > Chesterfield County is home to River City Sportsplex which hosts upwards of 200,000 visitors per year, for large-scale soccer and lacrosse tournaments.
- > The Lake, a waterpark-anchored mixed-use development is under construction and will bring an entertainment venue never before seen in Richmond. The 105-acre development will be supplemented by retail, residential and hospitality.
- > The outstanding school system coupled with the highest per-capita income in the Richmond MSA, and an excellent transportation network, make Chesterfield an ideal area for development opportunities.

The Lake



River City Sportsplex



Kaylin Phillips
Associate

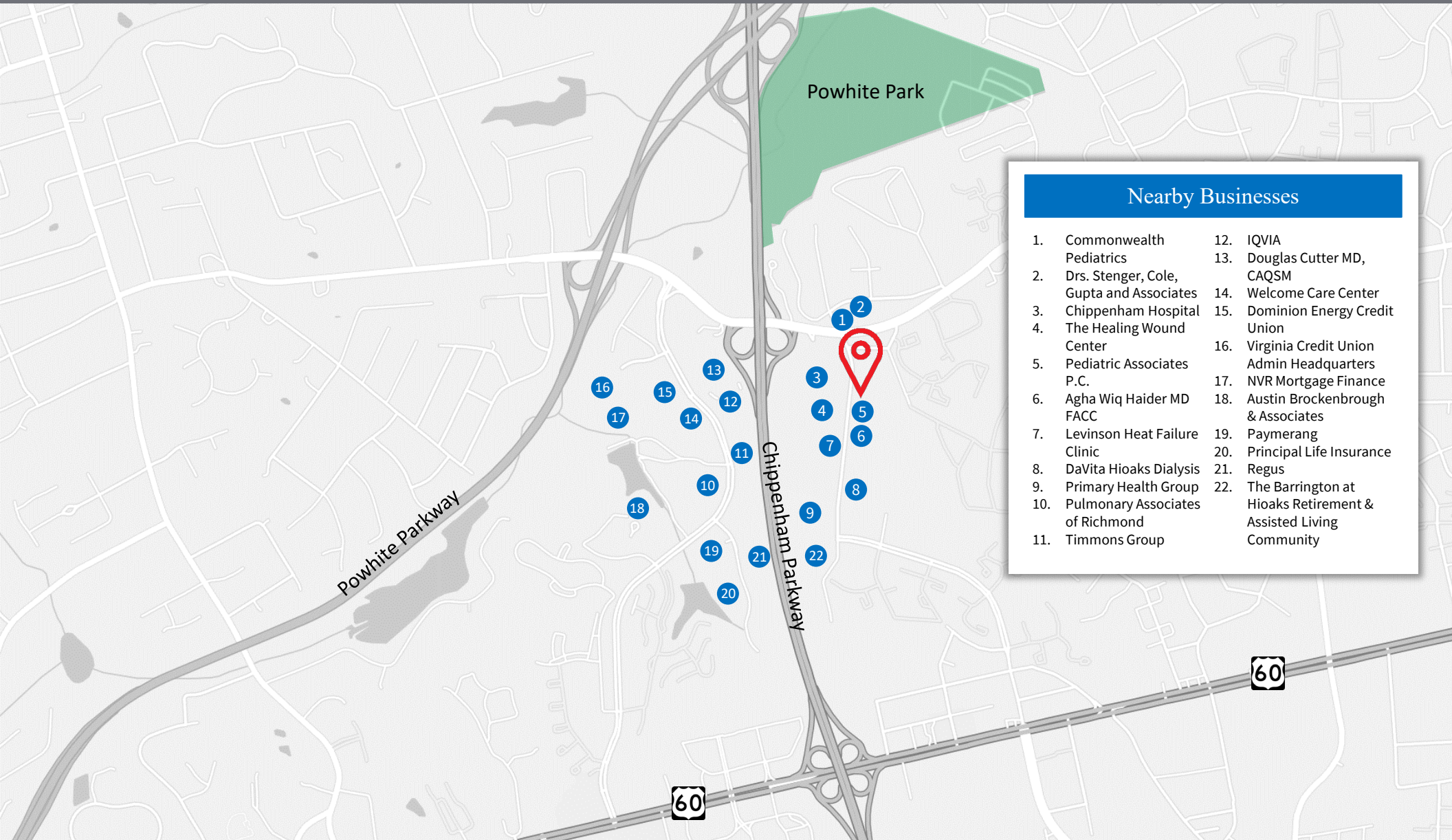
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Amenity map



Nearby Businesses

- | | |
|---|---|
| 1. Commonwealth Pediatrics | 12. IQVIA |
| 2. Drs. Stenger, Cole, Gupta and Associates | 13. Douglas Cutter MD, CAQSM |
| 3. Chippenham Hospital | 14. Welcome Care Center |
| 4. The Healing Wound Center | 15. Dominion Energy Credit Union |
| 5. Pediatric Associates P.C. | 16. Virginia Credit Union Admin Headquarters |
| 6. Agha Wiq Haider MD FACC | 17. NVR Mortgage Finance |
| 7. Levinson Heat Failure Clinic | 18. Austin Brockenbrough & Associates |
| 8. DaVita Hioaks Dialysis | 19. Paymerang |
| 9. Primary Health Group | 20. Principal Life Insurance |
| 10. Pulmonary Associates of Richmond | 21. Regus |
| 11. Timmons Group | 22. The Barrington at Hioaks Retirement & Assisted Living Community |

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