

MEDICAL OFFICE FOR SUBLEASE
7497 RIGHT FLANK ROAD

MECHANICSVILLE, VIRGINIA 23116



EXISTING MEDICAL BUILD-OUT

SUITE 520 AVAILABLE

BIRCK TURNBULL
Senior Vice President
804 697 3483
birck.turnbull@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

4,130 RSF
AVAILABLE FOR
SUBLEASE



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS



SQUARE FOOTAGE

4,130 RSF Available



FEATURES

- Located in bustling Bell Creek Square Medical & Office Park
- Easy access off Pole Green Road or at Bell Creek & Pole Green
- Two miles from Bon Secours Memorial Regional Medical Center
- One mile from I-295
- Professional medical park setting
- Private entry
- Interior in excellent condition



ON SITE PARKING

Surface Parking



SIGNAGE

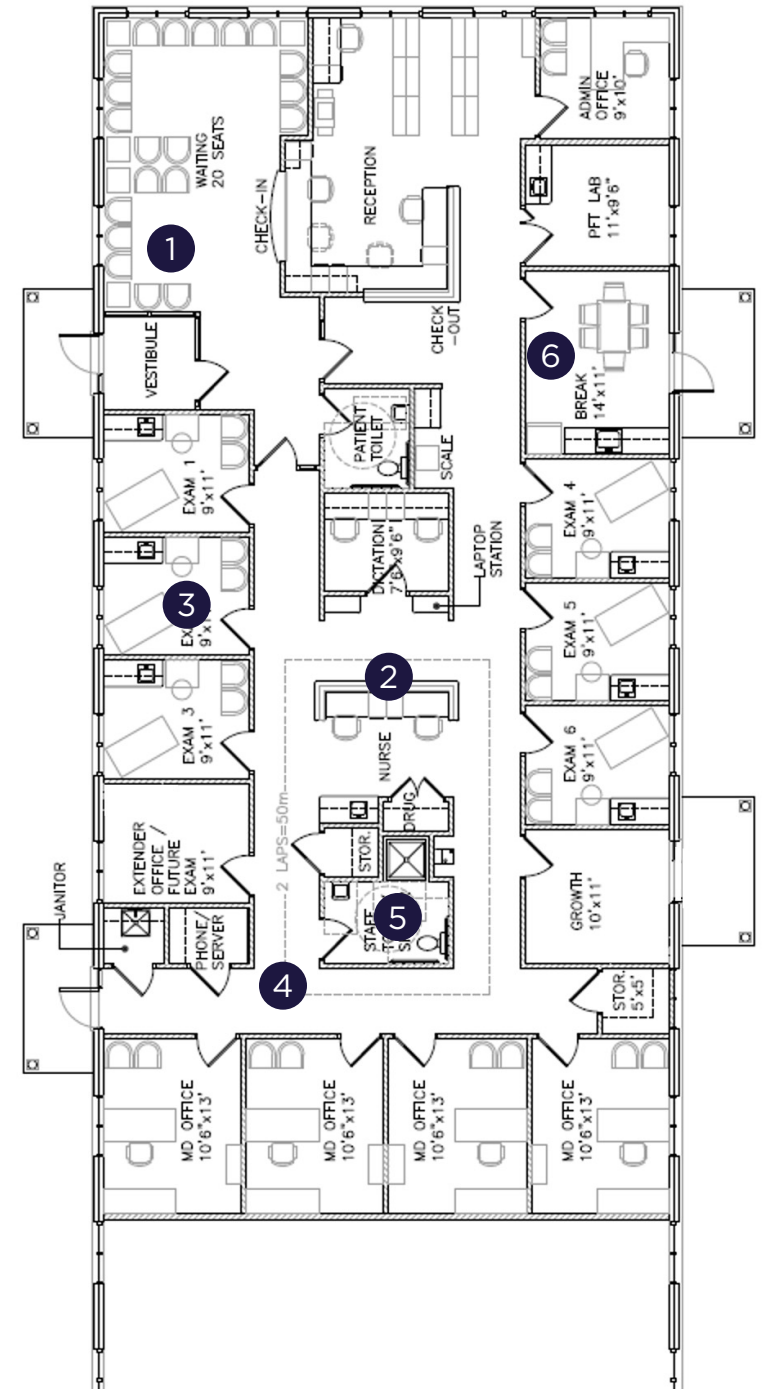
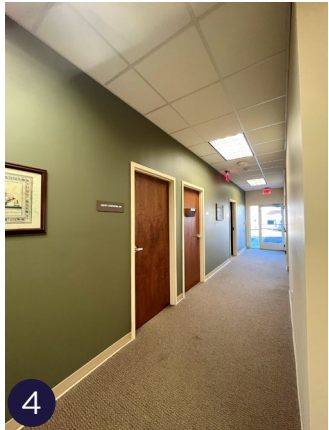
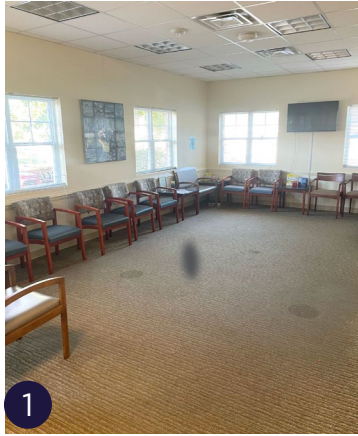
Building Signage Available



TERM

3.5-year sublease
Longer term options available

SUITE 520 FLOORPLAN



NEIGHBORHOOD DETAILS

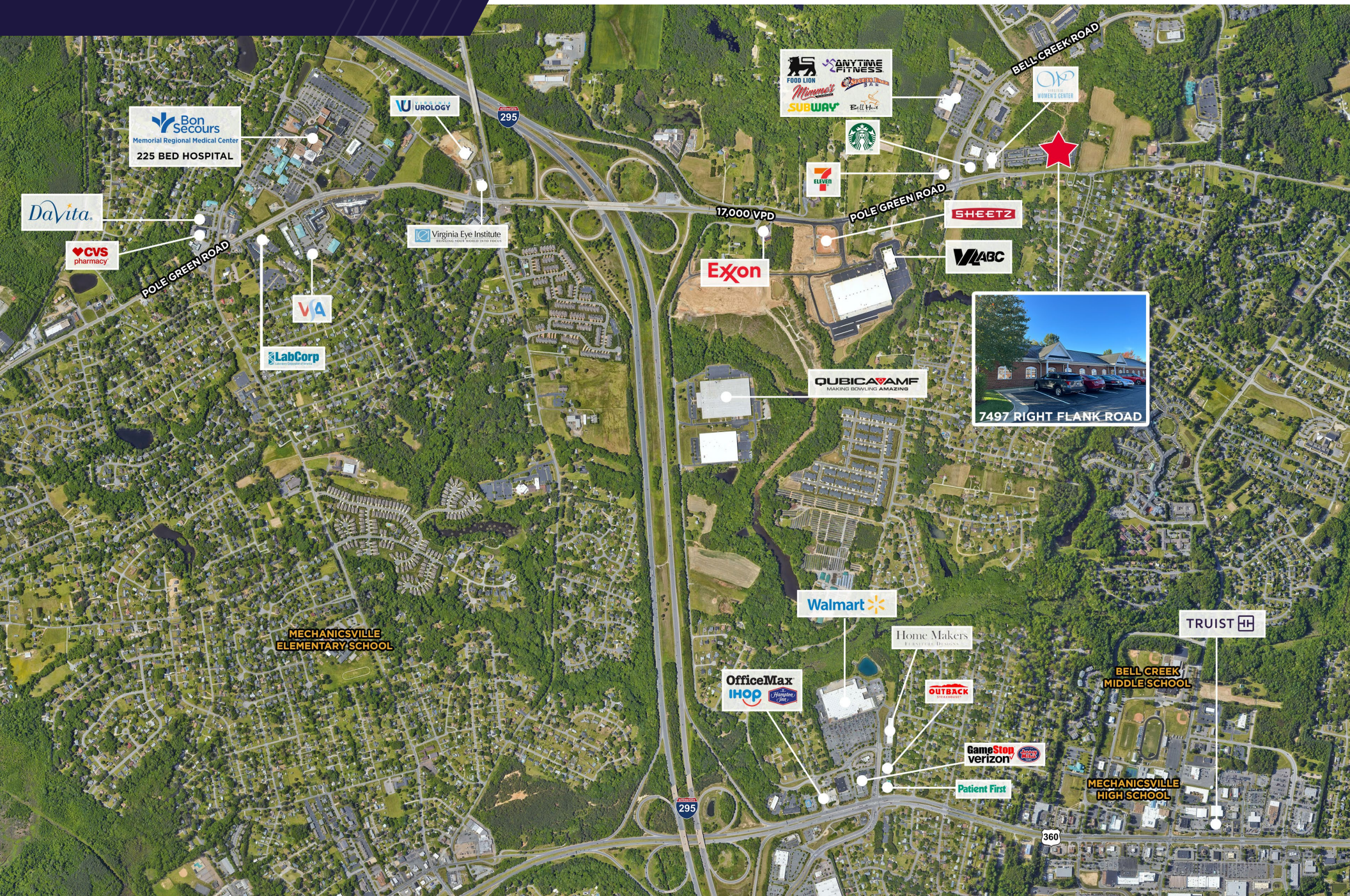


- Join medical practices including Virginia Cardiovascular, Hanover Endocrinology, Achilles Foot & Ankle, Dermatology Associates of Virginia, Virginia ENT, Richmond Pediatric Associates and more
- Easy access to nearby retailers including Starbucks, Subway, Mimmo's Italian Restaurant and more
- 2.9 Miles from Bon Secours Memorial Regional Medical Center

	Population	# of Households	Avg. Household Income	Education Levels
1 Mile	5,250	2,036	\$120,242	33% Bachelor's Degree
3 Mile	38,586	5,182	\$111,521	28.4% Bachelor's Degree
5 Mile	73,512	28,930	\$110,898	26.9% Bachelor's Degree
10 Miles	378,937	164,341	\$94,612	25.7% Bachelor's Degree



PROPERTY AERIAL





BIRCK TURNBULL
Senior Vice President
804 697 3483
birck.turnbull@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.