

3107 HUNGARY SPRING



AMY BRODERICK
amy.broderick@thalhimer.com
804.344.7189

KATE HOSKO
kate.hosko@thalhimer.com
804.344.7169



THALHIMER

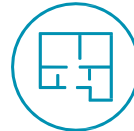


5,296 SF

AVAILABLE IMMEDIATELY



SF
5,296 SF



FLOOR PLAN

Flexible floor plan - well positioned for dental, medical, or general office
Currently built-out for dental use
Large reception / waiting area
Two restrooms
Break room / kitchen
Great natural light



BUILDING AMENITIES

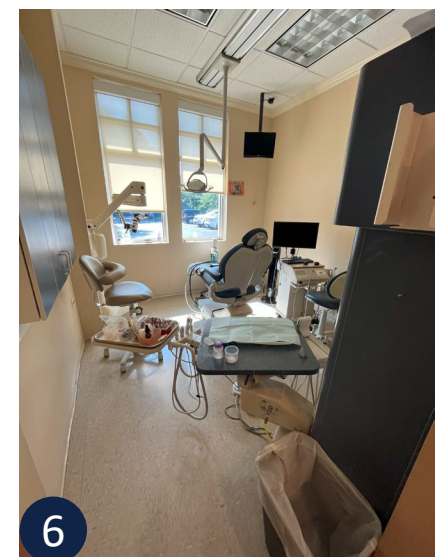
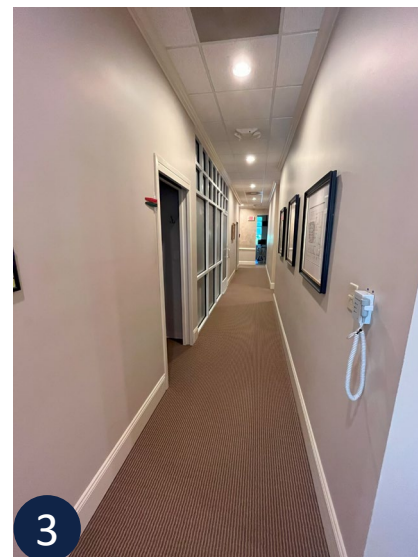
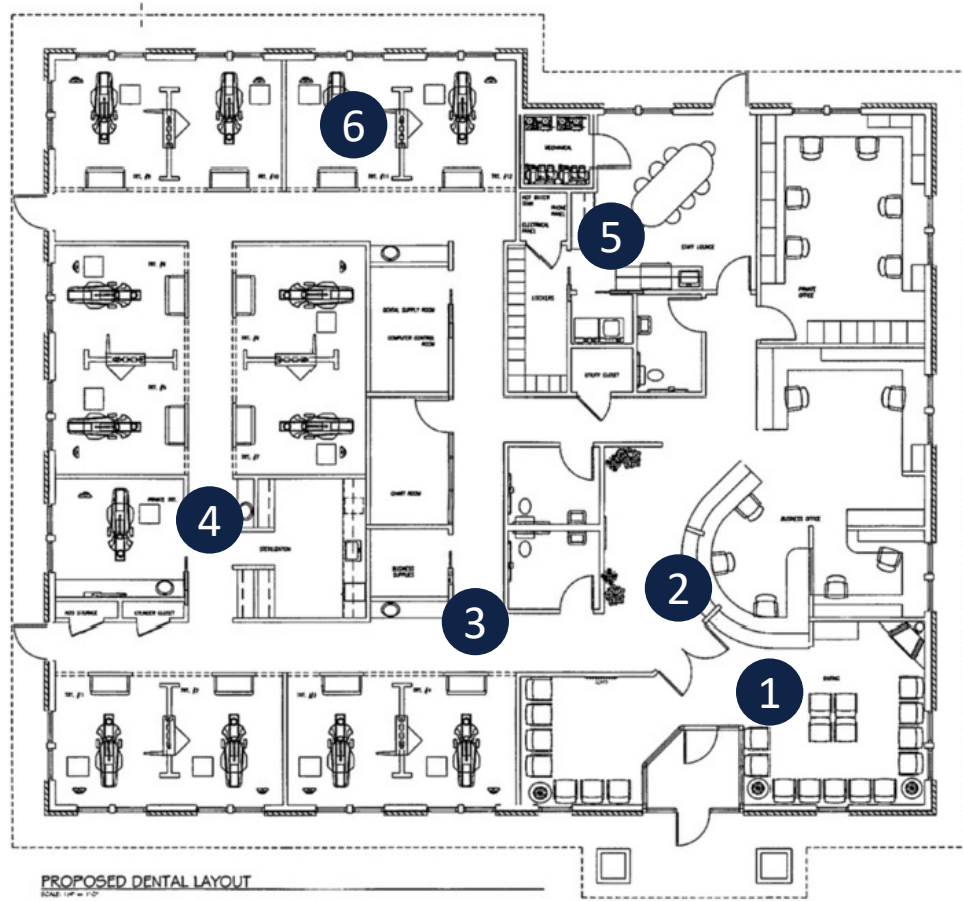
Excellent signage
Convenient to Broad Street and Parham Road
Stand-alone brick building
Expansive green space



PARKING

Ample parking
Private lot

FLOOR PLAN



PARHAM
DOCTORS'
HOSPITAL



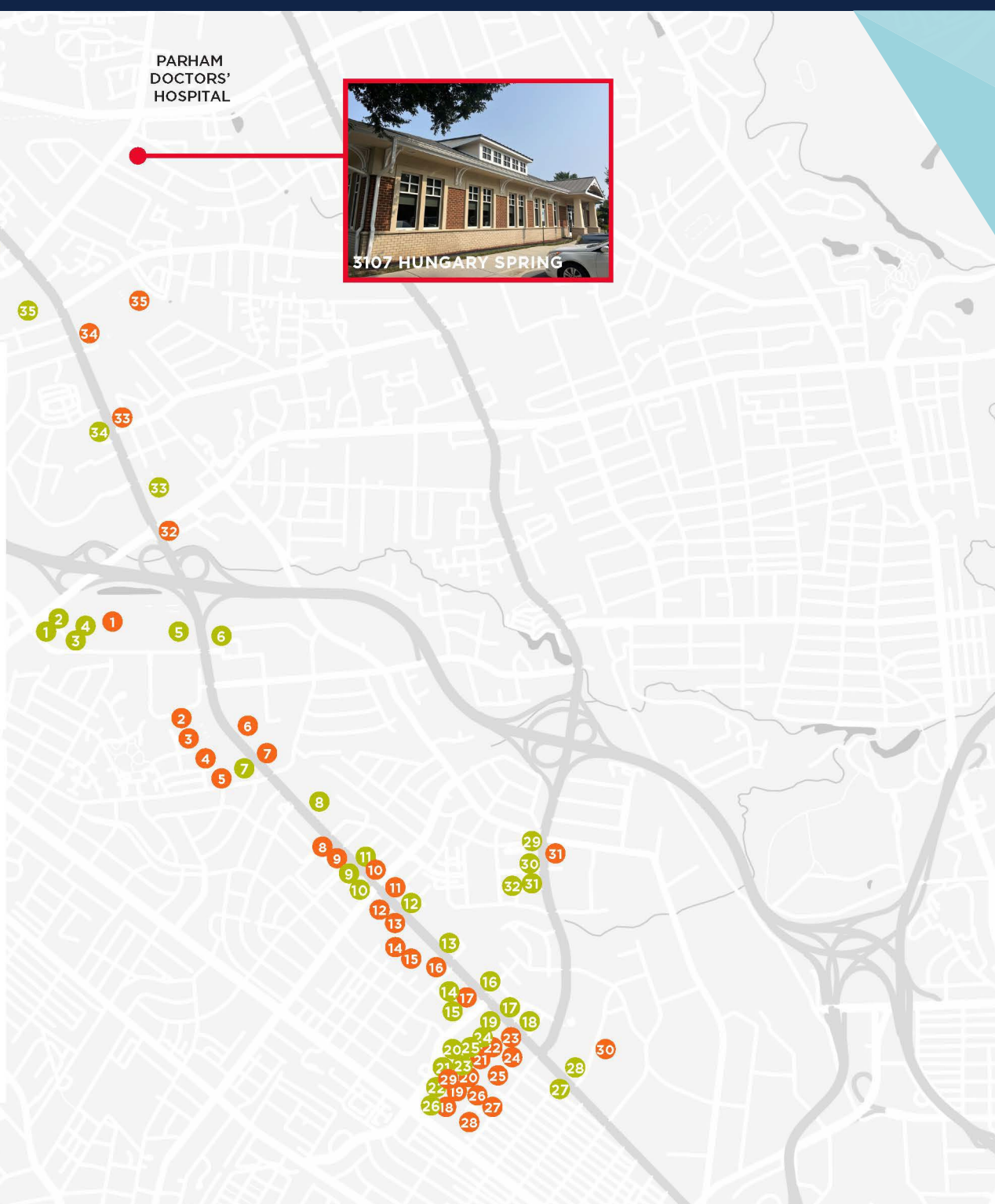
3107 HUNGARY SPRING

RESTAURANTS

- | | | |
|-------------------|------------------------|-----------------------|
| 1 CHIPOTLE | 15 JASON'S DELI | 29 STARBUCKS |
| 2 STARBUCKS | 16 CHIPOTLE | 30 CRAFTED |
| 3 MEZEH | 17 CHICK-FIL-A | 31 THE BRASS TAP |
| 4 POKE SUSHI BOWL | 18 KRISPY KREME | 32 SHAGBARK |
| 5 PLAZA AZTECA | 19 PANERA BREAD | 33 MISSION BBQ |
| 6 ROOTS | 20 CHOPT | 34 OLIVE GARDEN |
| 7 O'CHARLEYS | 21 STARBUCKS | 35 BUFFALO WILD WINGS |
| 8 MEKONG | 22 IHOP | 36 OUTBACK STEAKHOUSE |
| 9 TACO BELL | 23 SNOWFOX | 37 CHICKEN FIESTA |
| 10 SONIC | 24 &PIZZA | 38 RED LOBSTER |
| 11 ZAXBY'S | 25 NOODLES AND COMPANY | 39 BUZ AND NEDS |
| 12 MCDONALD'S | 26 CAVA | 40 TROPICAL SMOOTHIE |
| 13 FIRST WATCH | 27 WENDY'S | 41 MCDONALD'S |
| 14 STICKS KEBOB | 28 COOK OUT | 42 POPEYE'S |

RETAIL

- | | | |
|-----------------------|--------------------------|----------------------|
| 1 WALMART | 14 PETSMART | 27 ROSS |
| 2 THE HOME DEPOT | 15 BARNES & NOBLE | 28 GOLD'S GYM |
| 3 OFFICEMAX | 16 TARGET | 29 BATH & BODY WORKS |
| 4 BURLINGTON | 17 CVS | 30 LIDL |
| 5 ALDI | 18 KROGER | 31 WAWA |
| 6 ASHLEY FURNITURE | 19 VIRGINIA ABC | 32 NAVY FEDERAL |
| 7 ADVANCE AUTO PARKS | 20 DICK'S SPORTING GOODS | 33 AUTOZONE |
| 8 O'REILLY AUTO PARTS | 21 J.CREW FACTORY | 34 JOANNE FABRIC |
| 9 VERIZON | 22 STPLES | 35 DOLLAR TREE |
| 10 WALGREENS | 23 ATLANTIC UNION BANK | 36 DOLLAR GENERAL |
| 11 JIFFY LUBE | 24 OLD NAVY | 37 HARBOR FREIGHT |
| 12 FEDEX | 25 DSW | |
| 13 THE VITAMIN SHOPPE | 26 MICHAELS | |



3107 HUNGARY SPRING

LEASING INFORMATION

PLEASE CONTACT

AMY BRODERICK
804 344 7189
amy.broderick@thalhimer.com

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