

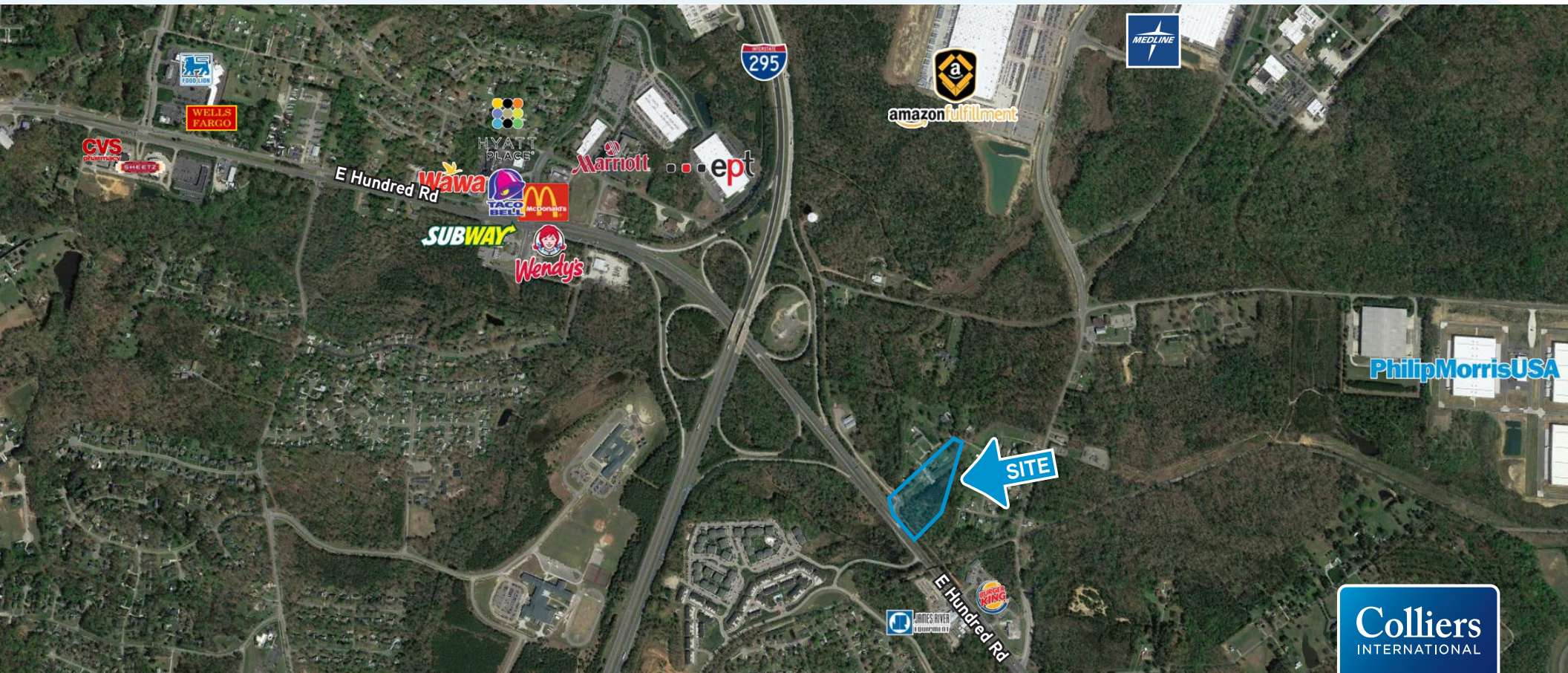
FOR SALE > LAND

9.01± Acres

1612 E. Hundred Road
Chesterfield, VA 23831

AGENT: BILL MATTOX, sior | 804 591 2428 | bill.mattox@colliers.com

CO-LISTING AGENT: JAMES C. MORRIS, JR. - MORRIS REALTY AND DEVELOPMENT | 804 796 1818 | morrisrd@comcast.net



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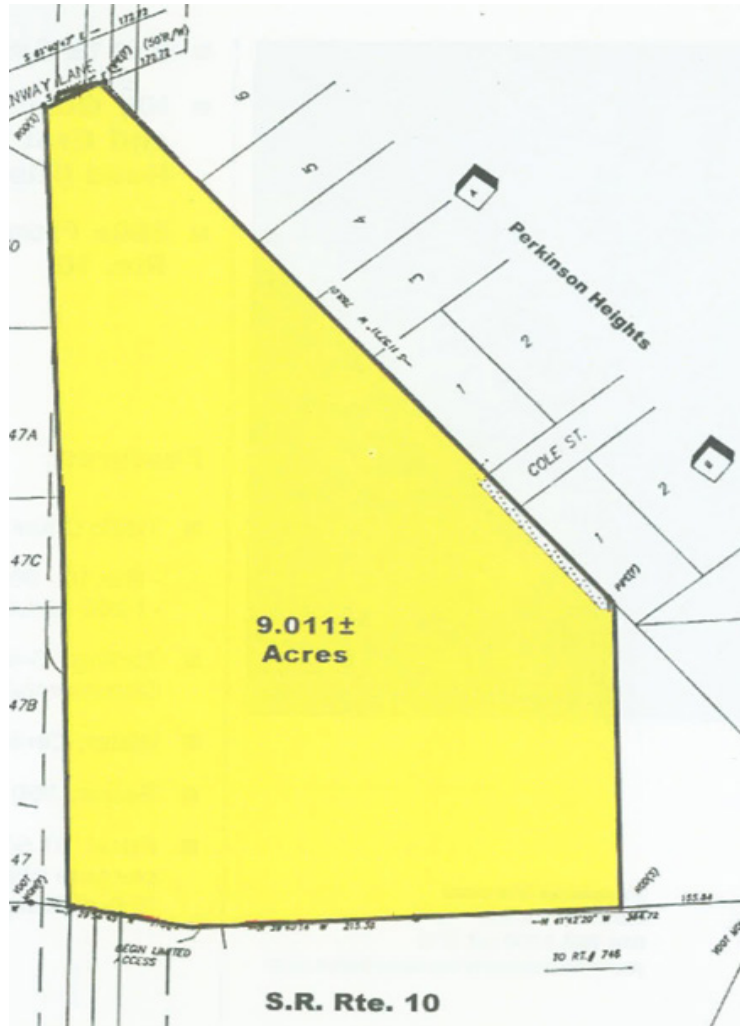
PROPERTY FEATURES

- › 9.011± acres, additional contiguous acreage available
- › NW quadrant of I-295 and Route 10
- › 560± feet of frontage on Route 10
- › Zoned C-3C (General Commercial)
- › Utilities - water on site and sewer 260' to the west
- › Price: \$1,800,000 or \$200,000 per acre (owner will consider subdividing)

| DEMOGRAPHIC FACTS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 3,081 | 21,756 | 48,890 |
| Daytime Population | 1,277 | 6,705 | 23,719 |
| Median HH Income | \$63,605 | \$68,679 | \$49,650 |

Traffic Counts

Route 10: 51,000 VPD



CONTACTS:

Agent

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Co-listing agent

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