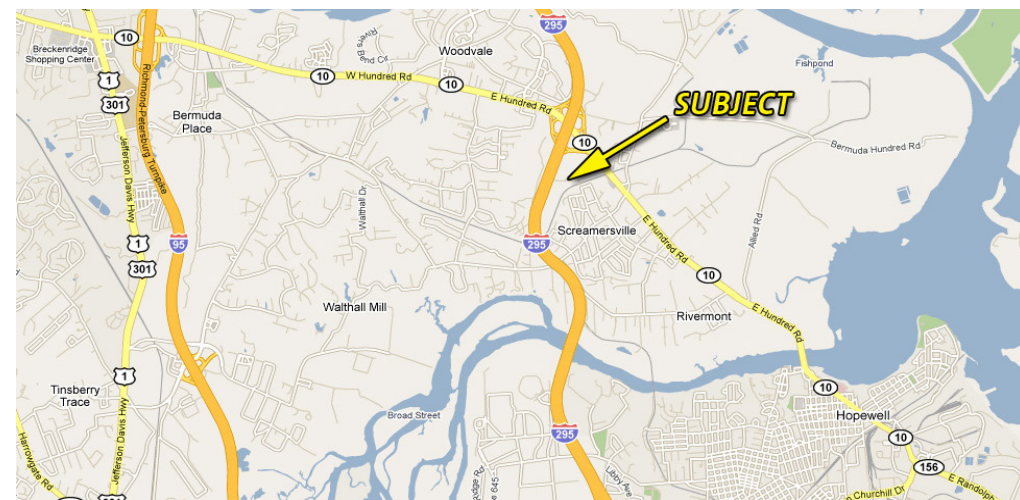


FOR SALE > LAND

# 94± Acres

RIVERMONT CROSSING | EAST HUNDRED ROAD, CHESTER, VA



The information contained herein was obtained from sources, believed reliable, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. File name: Rivermont\_Crossing-CorpFlex rev 8-14-13

## Contact Us

AGENT: BILL MATTOX, SIOR

804 591 2428

[bill.mattox@colliers.com](mailto:bill.mattox@colliers.com)

CO LISTING AGENT:

JAMES MORRIS, JR.

804 796 1818

[morrisrd@comcast.net](mailto:morrisrd@comcast.net)

COLLIERS INTERNATIONAL  
6606 W. Broad Street, Suite 400  
Richmond, VA 23230

[www.colliers.com](http://www.colliers.com)



FOR SALE > LAND

# 94± Acres

RIVERMONT CROSSING | EAST HUNDRED ROAD, CHESTER, VA



## Property Features

- Land sites from 3 - 36 acres
- 94± acre mixed-use development
- Ideal for hotels, highway retail, corporate office and flex users
- Close proximity to Fort Lee U.S. Army Base and Meadowville Technology Park
- Zoned C-5C & I-1C
- Excellent exposure and frontage on I-295
- Utilities; public water, sewer, gas available
- Elevated flat topography

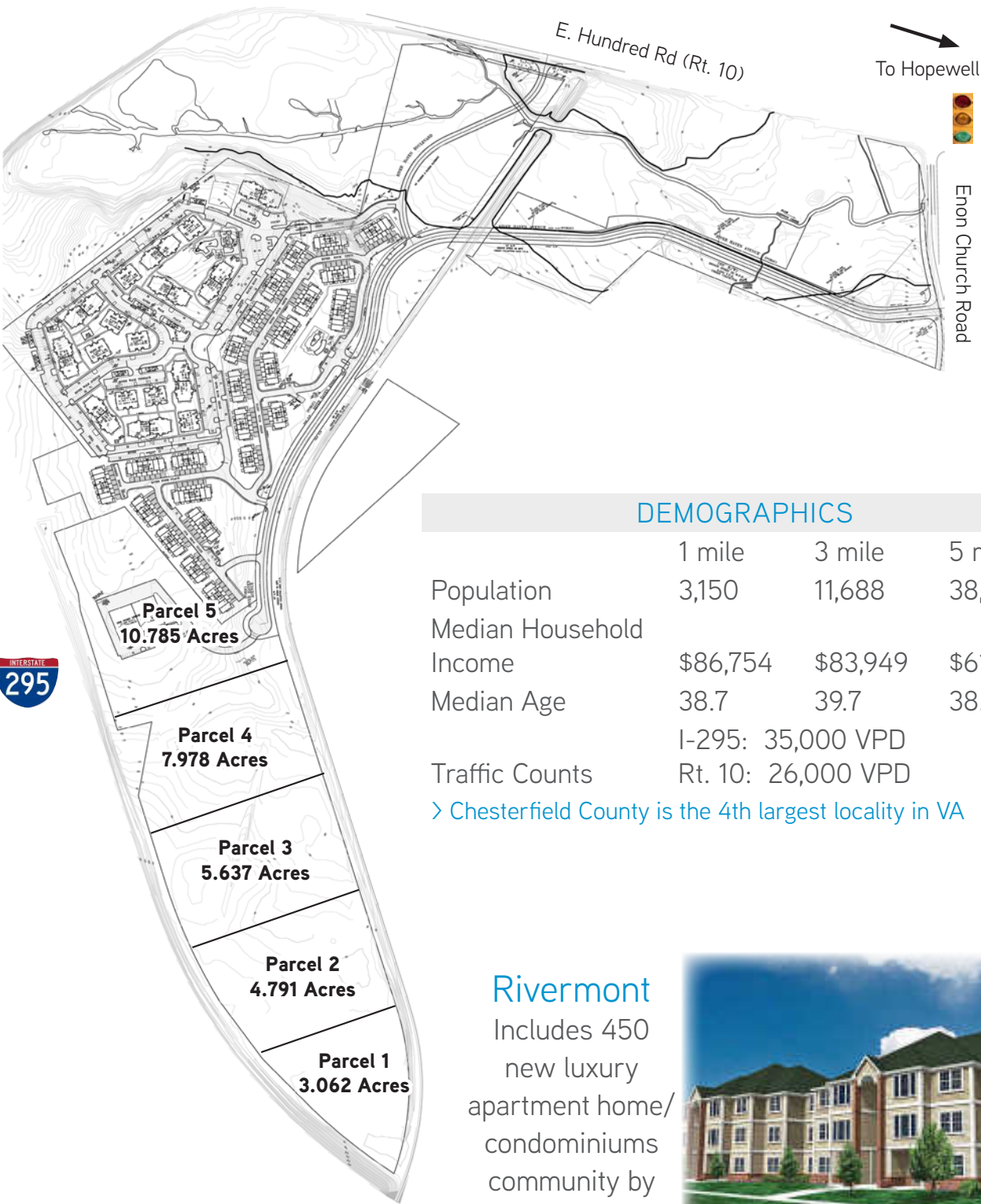


AGENT: BILL MATTOX, SIOR  
804 591 2428  
RICHMOND, VA  
[bill.mattox@colliers.com](mailto:bill.mattox@colliers.com)

CO-LISTING AGENT: JAMES MORRIS, JR.  
MORRIS REALTY & DEVELOPMENT  
804 796 1818  
[morrisrd@comcast.net](mailto:morrisrd@comcast.net)

COLLIERS INTERNATIONAL  
6606 W. Broad Street, Suite 400  
Richmond, VA 23230  
[www.colliers.com](http://www.colliers.com)





DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,150	11,688	38,435
Median Household Income	\$86,754	\$83,949	\$61,813
Median Age	38.7	39.7	38.7
Traffic Counts	I-295: 35,000 VPD Rt. 10: 26,000 VPD		

> Chesterfield County is the 4th largest locality in VA

Rivermont

Includes 450 new luxury apartment home/condominiums community by Boyd Homes.



Existing Apartments



Office-Flex

Sites may be customized to your needs from 3-36 acres. Call Agent for pricing details.



Office