

FOR SALE > 1.49 ACRES

PRIME OFFICE SITE

12814 Hogans Drive Chester, VA 23836

PROPERTY FEATURES

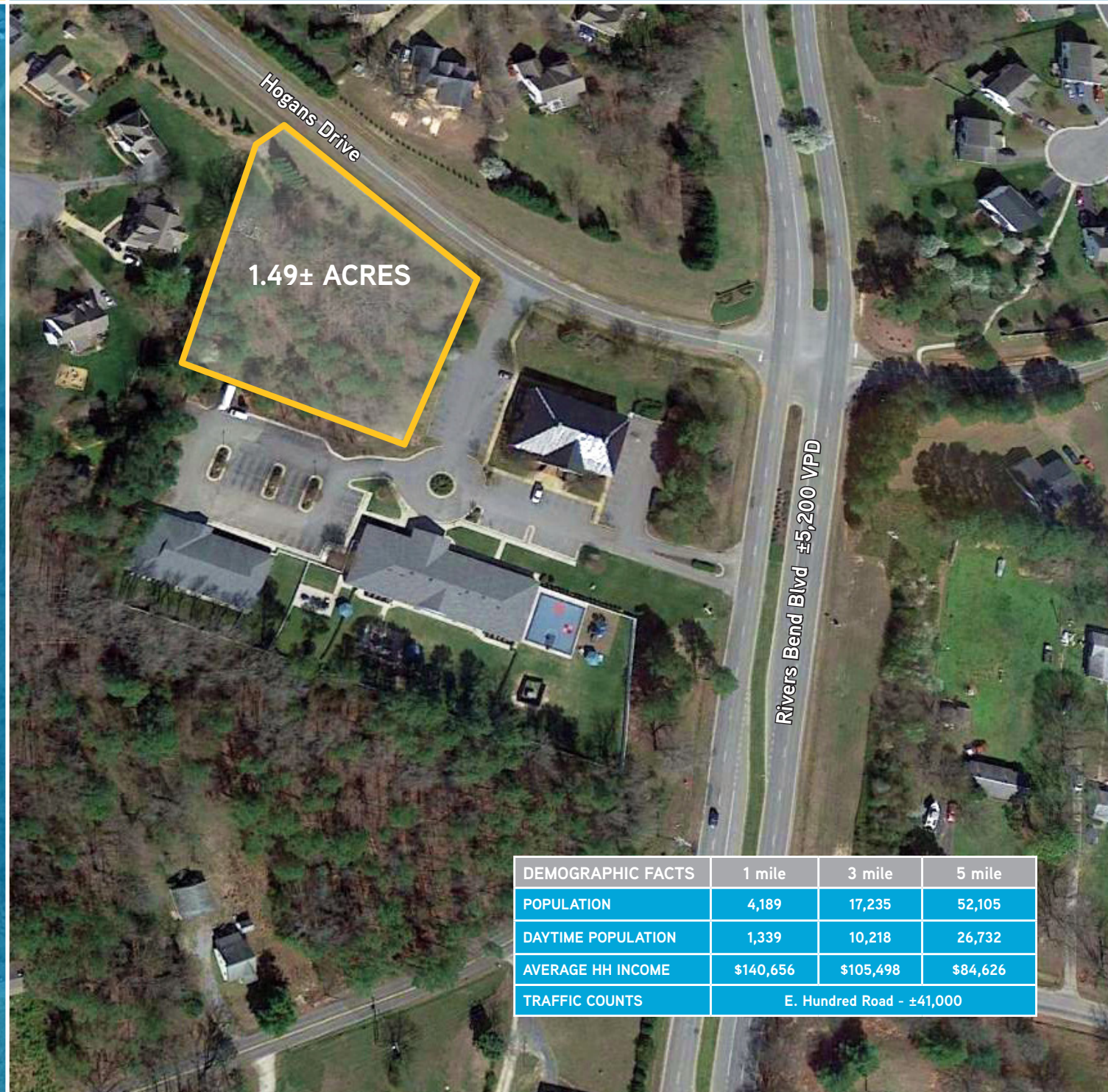
- > ±1.49 acres
- > Prime office site
- > Built-to-Suit offices with lease/purchase option
- > Zoned O-1
- > Great access via E. Hundred Road and Interstate 295
- > Close proximity to River's Bend
- > Water and electric on-site

CONTACT

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DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	4,189	17,235	52,105
DAYTIME POPULATION	1,339	10,218	26,732
AVERAGE HH INCOME	\$140,656	\$105,498	\$84,626
TRAFFIC COUNTS	E. Hundred Road - ±41,000		

12814 Hogans Drive | Chester, VA 23836



Hogans Drive

COLONIAL ORTHOPAEDICS

THE GODDARD SCHOOL

Rivers Bend Blvd

ABC

CVS

THE TAP HOUSE & River's Bend

RBG

FOOD LION

Cole's Coins & Collectibles

RIVER'S BEND ON THE JAMES

CESAR'S

WELLS FARGO

BERMUDA HUNDRED ANIMAL HOSPITAL

E. Hundred Road ±36,000 VPD

Touchstone Bank

CVS pharmacy

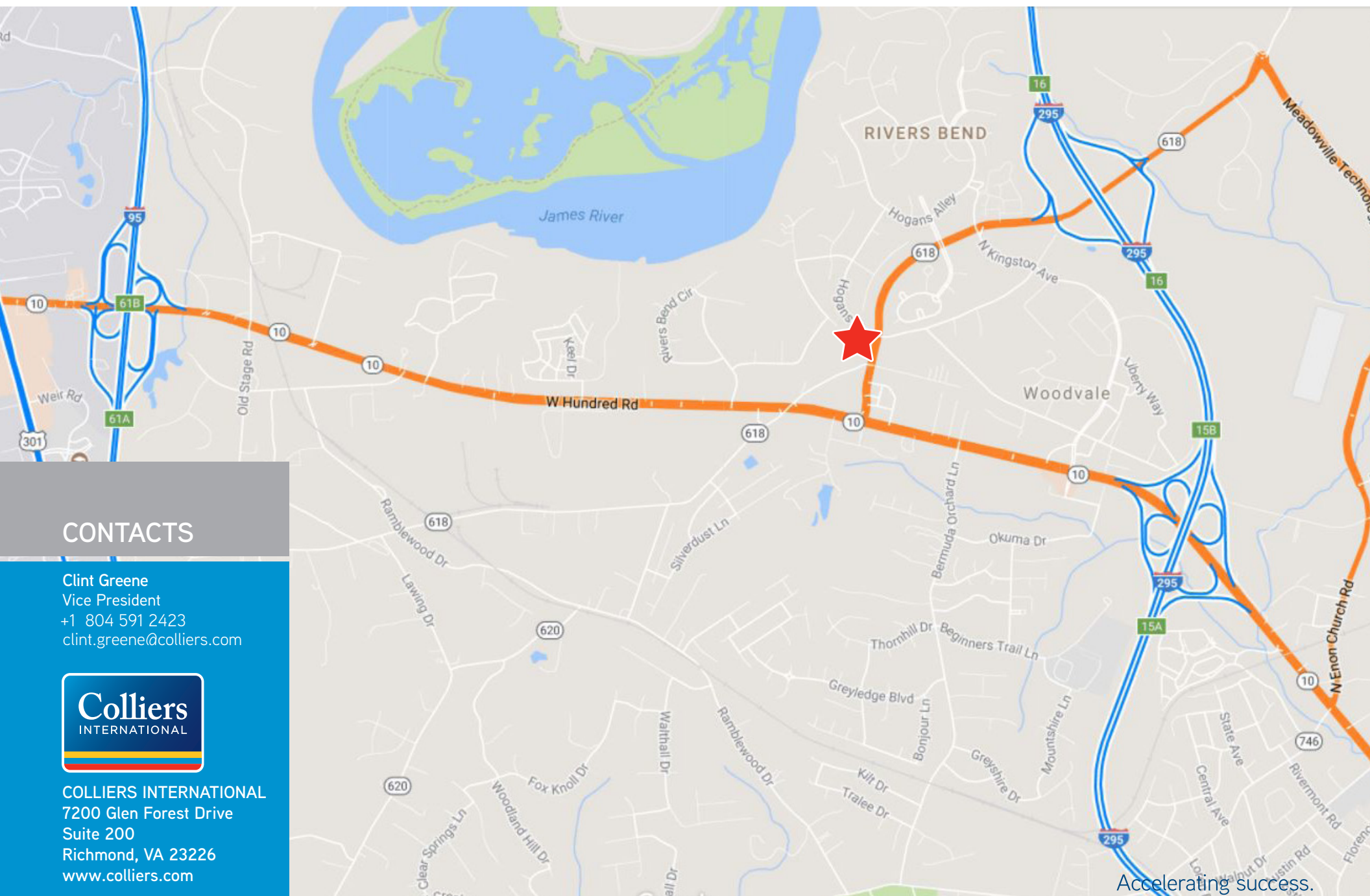
SHEETZ

CHESTER FURNITURE

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