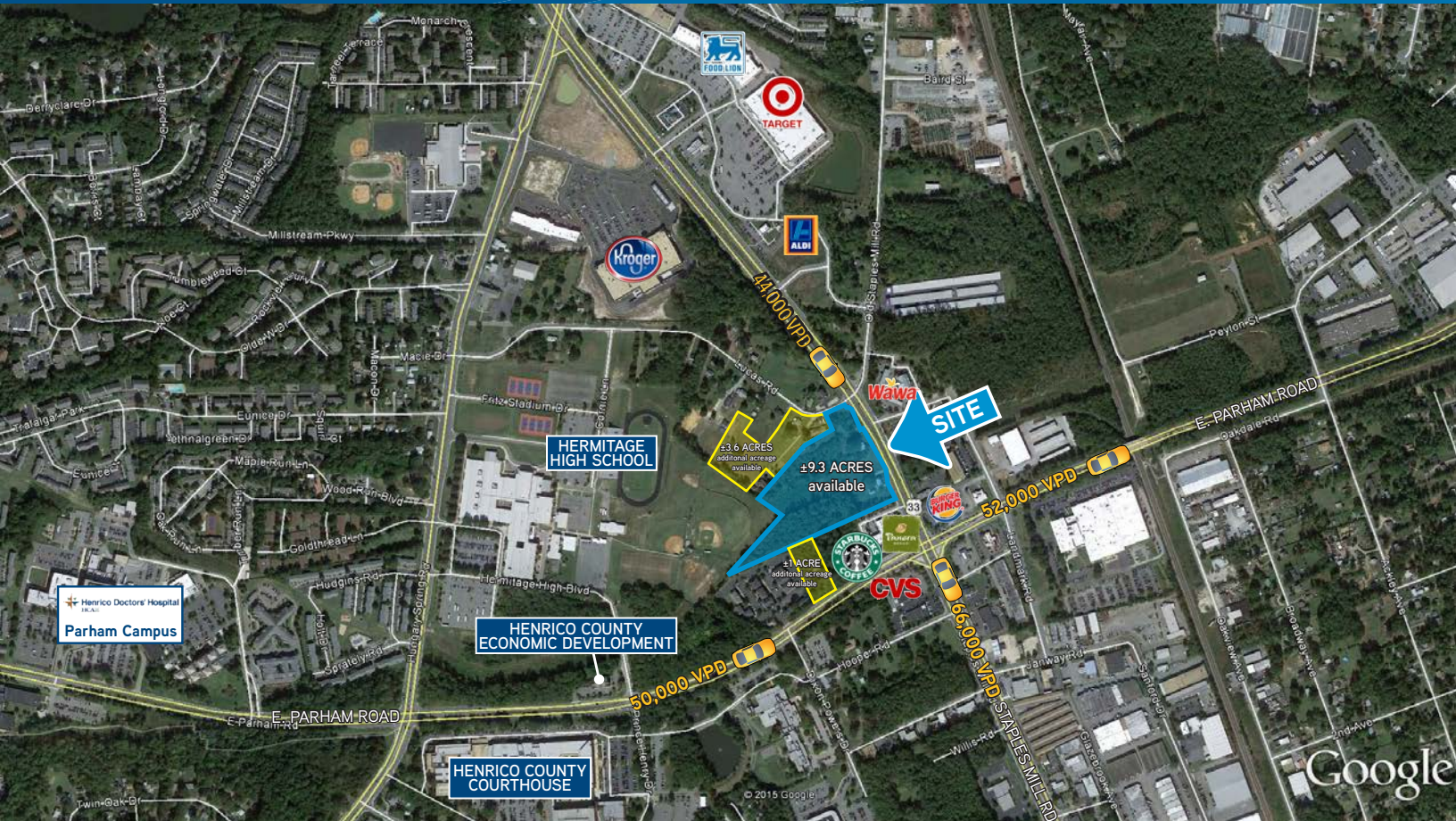


FOR SALE > LAND - 9.3± ACRES

8808-8816 Staples Mill Road



5301 & 5303 LUCAS ROAD | HENRICO, VIRGINIA 23228



PROPERTY FEATURES

- > ±9.3 acres; can be subdivided
- > Additional 1.0 & 3.6 acres lots available
- > Development opportunity Ideal for retail, assisted living or medical/office use
- > Zoned O-2 and R-3
- > Excellent frontage on Staples Mill Road
- > Within one mile of HCA Hospital - Parham Campus
- > Approximately 4 miles from I-295
- > **Sale Price: Call Agents**

DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	10,506	85,284	184,088
Daytime Population	6,268	75,586	150,463
Average HH Income	\$60,331	\$68,421	\$80,559

Traffic Counts:

Staples Mill Road ±44,000 VPD

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