

Lucks Lane at Courthouse Road

Chesterfield County, Virginia

+/- 1 ACRE OF LAND FOR LEASE



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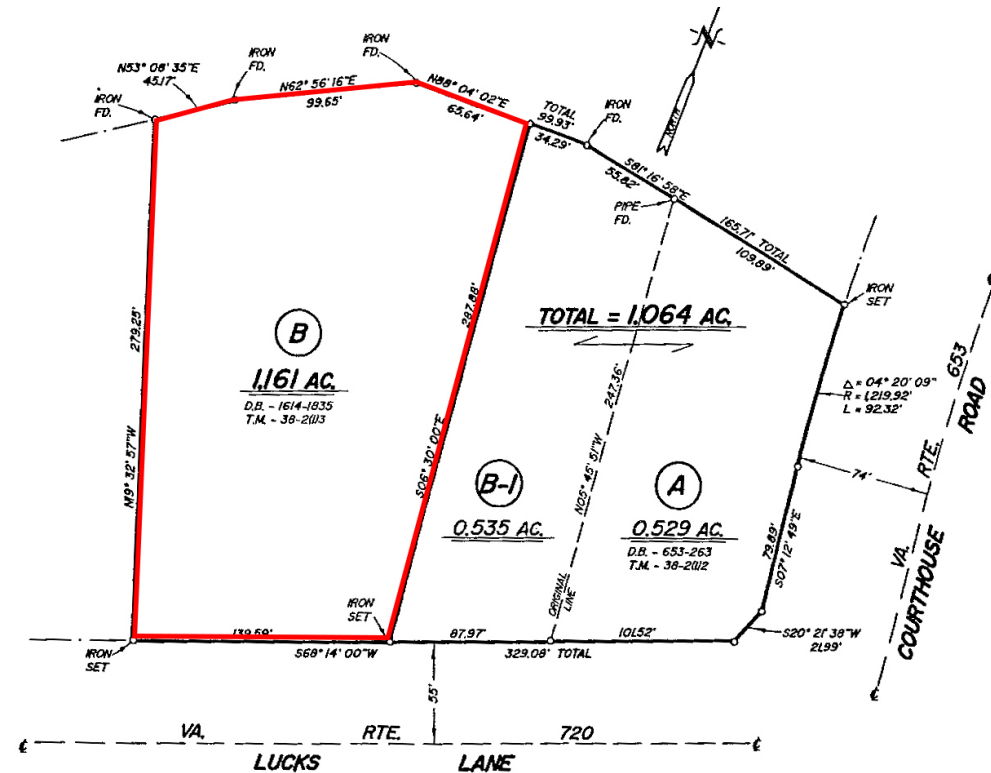
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PROPERTY FEATURES

- +/- 1 Acre for development/ground lease
- Located 0.5 mile off Powhite Parkway
- Corner at signalized entrance of Lucks Lane & Courthouse Road
- Curb cuts on both Courthouse Road and Lucks Lane
- Parcel in front of Food Lion anchored shopping center (center restrictions do not apply)
- Zoned A
- Landlord will allow rezoning of Agricultural piece
- Water, sewer, electric & gas available on site



Traffic Counts

Courthouse Road	31,000 VPD
Lucks Lane	17,000 VPD

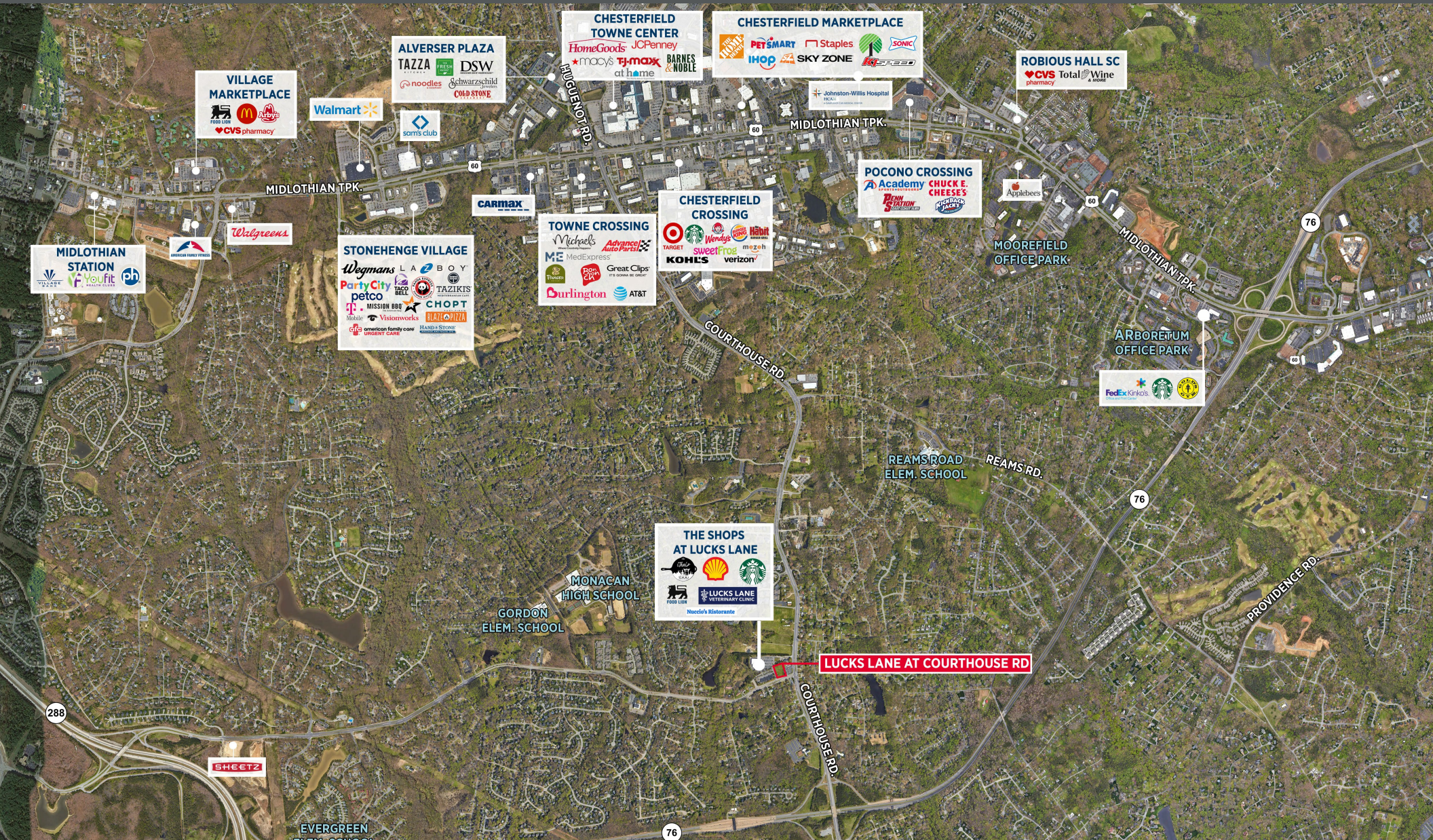
Demographics

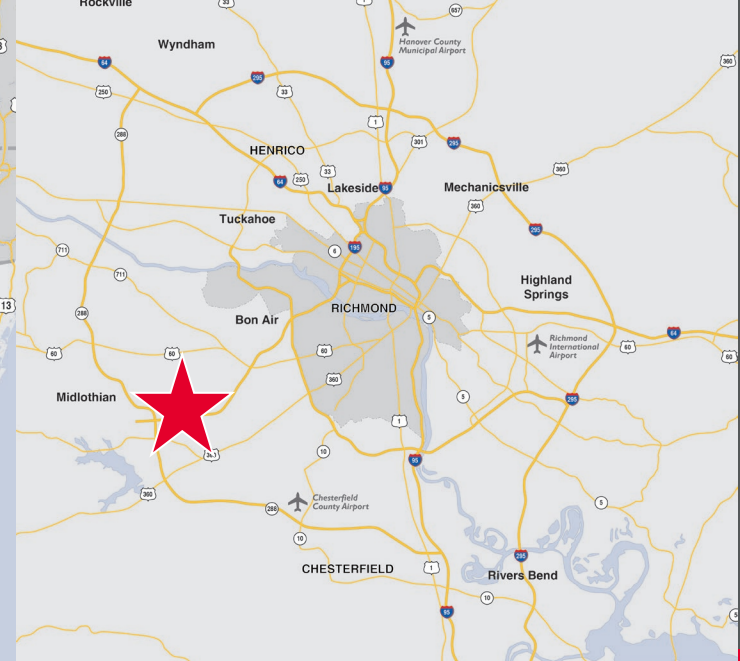
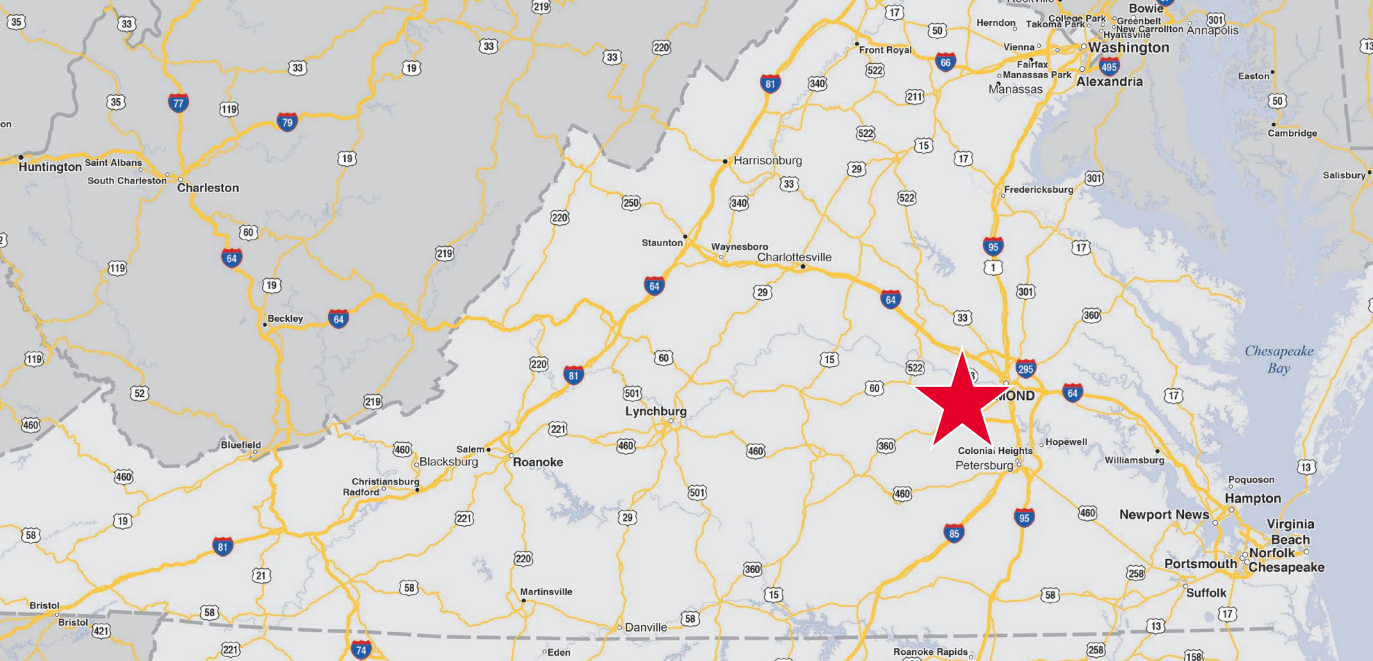
	1 Mile	3 Miles	5 Miles
Population	7,567	54,447	155,545
No. of Households	2,861	21,124	62,591
Avg. HH Income	\$103,651	\$95,080	\$97,204
Daytime Population	3,860	74,119	177,526

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