

RETAIL FOR LEASE

Commonwealth Park

Pole Green Road & Interstate 295 | Hanover County, Virginia

Retail Pads For Ground Lease/Build to Suit
Retail Shop Space Available



VIRTUAL TOUR



JOIN SHEETZ, VIRGINIA ABC & WHISTLE EXPRESS CAR WASH - JUST OFF INTERSTATE 295

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THALHIMER

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PROPERTY HIGHLIGHTS



- 1.28 ACRE PARCEL WITH FRONTAGE ON POLE GREEN ROAD NEXT TO SHEETZ
- 1.62 ACRES AVAILABLE
- 1,505 - 3,010 SF SHOP SPACE WITH DRIVE-THRU AVAILABLE
- New signalized intersection installed @ Sheetz with Whistle Express Car Wash
- Located right off of Interstate 295 with access to Commonwealth Industrial Park (115 acres)
- Join Virginia ABC (95,000 SF office & 315,000 SF warehouse buildings), AMF Bowling & Richmond Bumper
- B-3 Zoning
- 37,000 daily trips at this site due to employee base

JOIN NEARBY RETAILERS



25,000

VPD - POLE GREEN RD.



**37,024
POPULATION**



**\$112,993
AVERAGE
INCOME**



**17,868
EMPLOYEES**

DEMOGRAPHICS

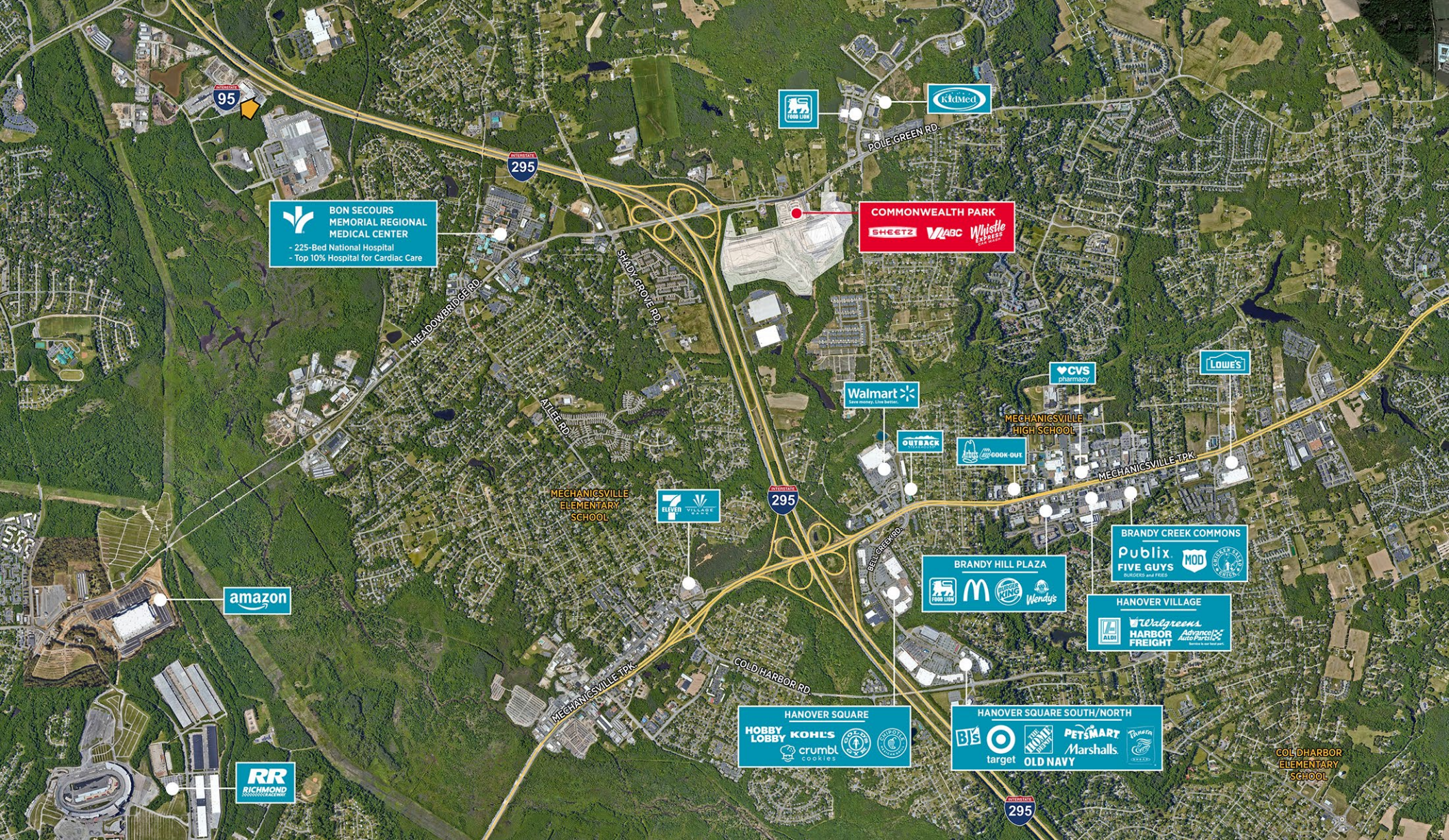
	1 MILE	3 MILES	5 MILES
Population	2,982	37,024	99,335
No. of Households	1,380	14,704	39,524
Avg. Household Income	\$90,302	\$112,993	\$106,527
Employees	3,521	17,868	32,760

PROPERTY AERIAL



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