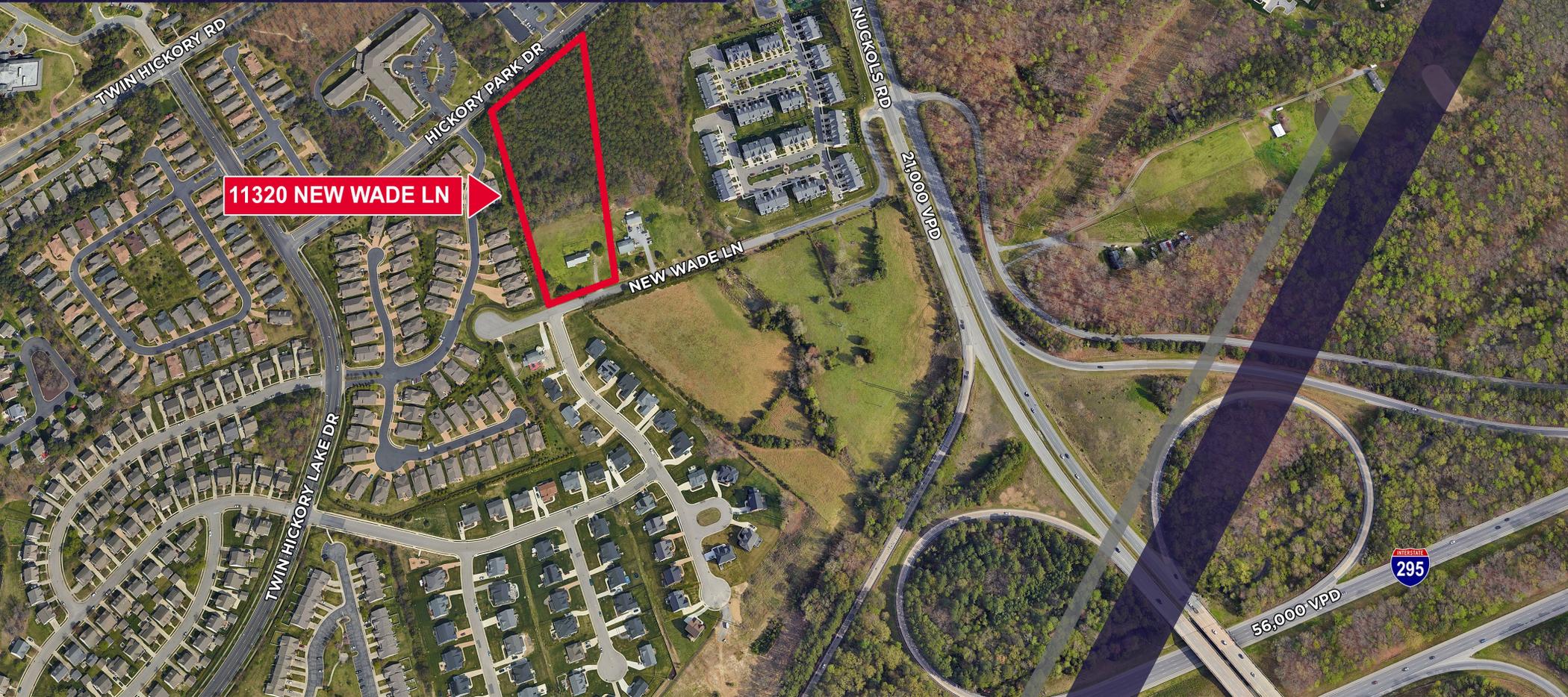


LAND FOR SALE

11320 NEW WADE LANE

GLEN ALLEN, VA 23059



CUSHMAN &
WAKEFIELD

THALHIMER

±5.67 ACRES
TWIN HICKORY AREA

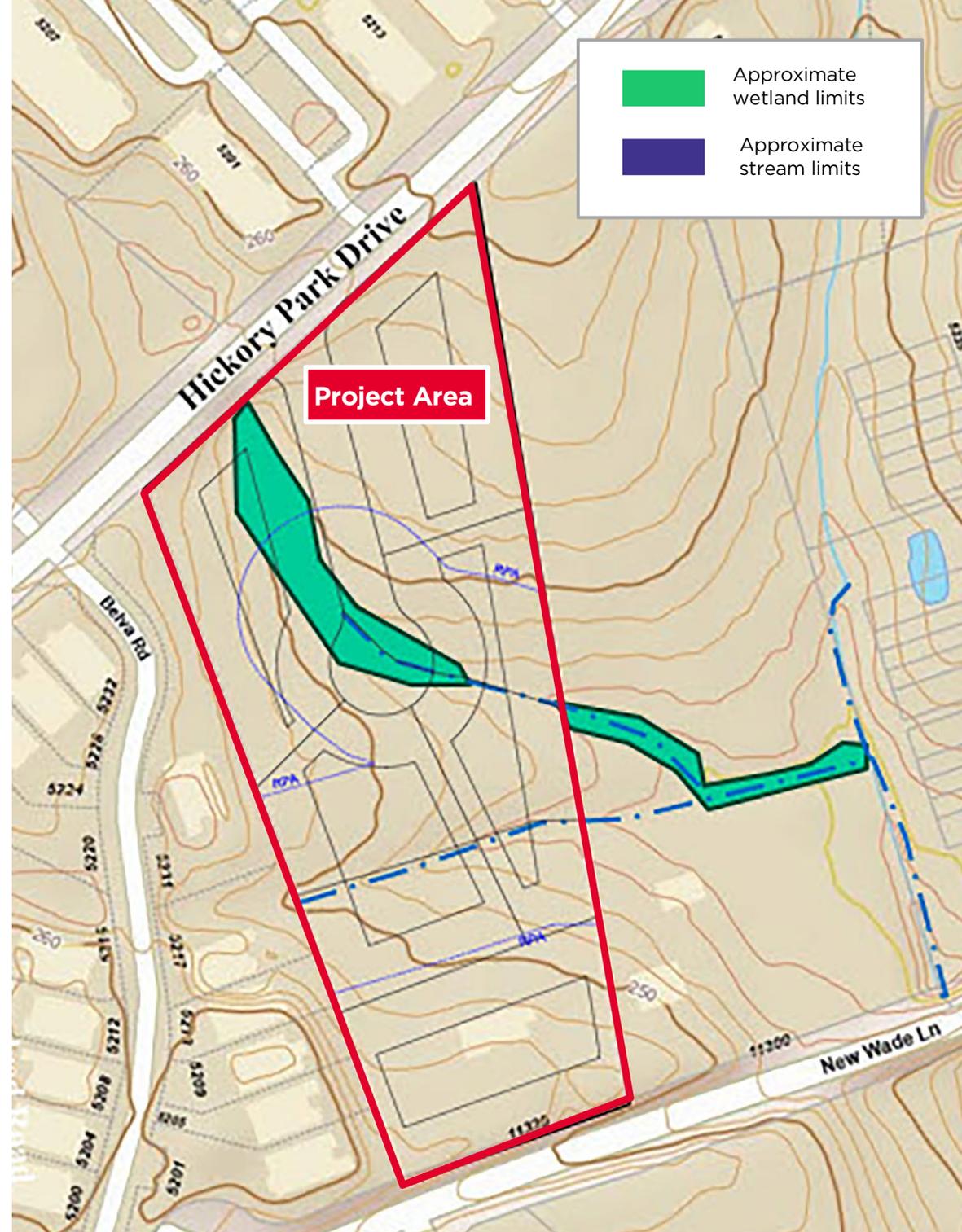
PROPERTY HIGHLIGHTS

- 5.67 Acres
- Zoned A-1, 2026 Comprehensive Plan is office
- By right, three buildable home sites
- Located in high income area of Twin Hickory
- Close proximity to Shady Grove YMCA (14,000+ members)
- Immediate access to I-295
- Water and sanitary on the street

NEARBY



	1 Mile	3 Miles	5 Miles
2024 Population	9,258	64,457	149,851
2024 Households	3,181	23,531	58,614
2024 Average HH Income	\$184,019	\$184,614	\$149,660
2024 Daytime Population	11,101	82,894	158,530



PROPERTY AERIAL



Shady Grove Meadows
14 Houses

Brentmoor at Wyndham
35 Houses

Millstone
172 Houses

Belstead at Wyndham
29 Houses

Cambridge
47 Houses

Grey Oaks
299 Houses

Bentley
64 Houses

Reserve at Pouncey Tract
16 Houses

Covington
68 Houses
Dominion Hills
71 Houses

Cameron at Grey Oaks
35 Houses

Mason Park
59 Houses

Turnberry
24 Houses

Richmond Strikers Park

Wyndham Forest
305 Houses

Preston Square
37 Houses

Hickory Place
30 Houses

Avery Green
123 Houses

Deep Run
High School

Twin Hickory
Elementary School

Twin Hickory
352 Houses

59 Home
Development

Holloway at
Wyndham Forest
an HHunt Community

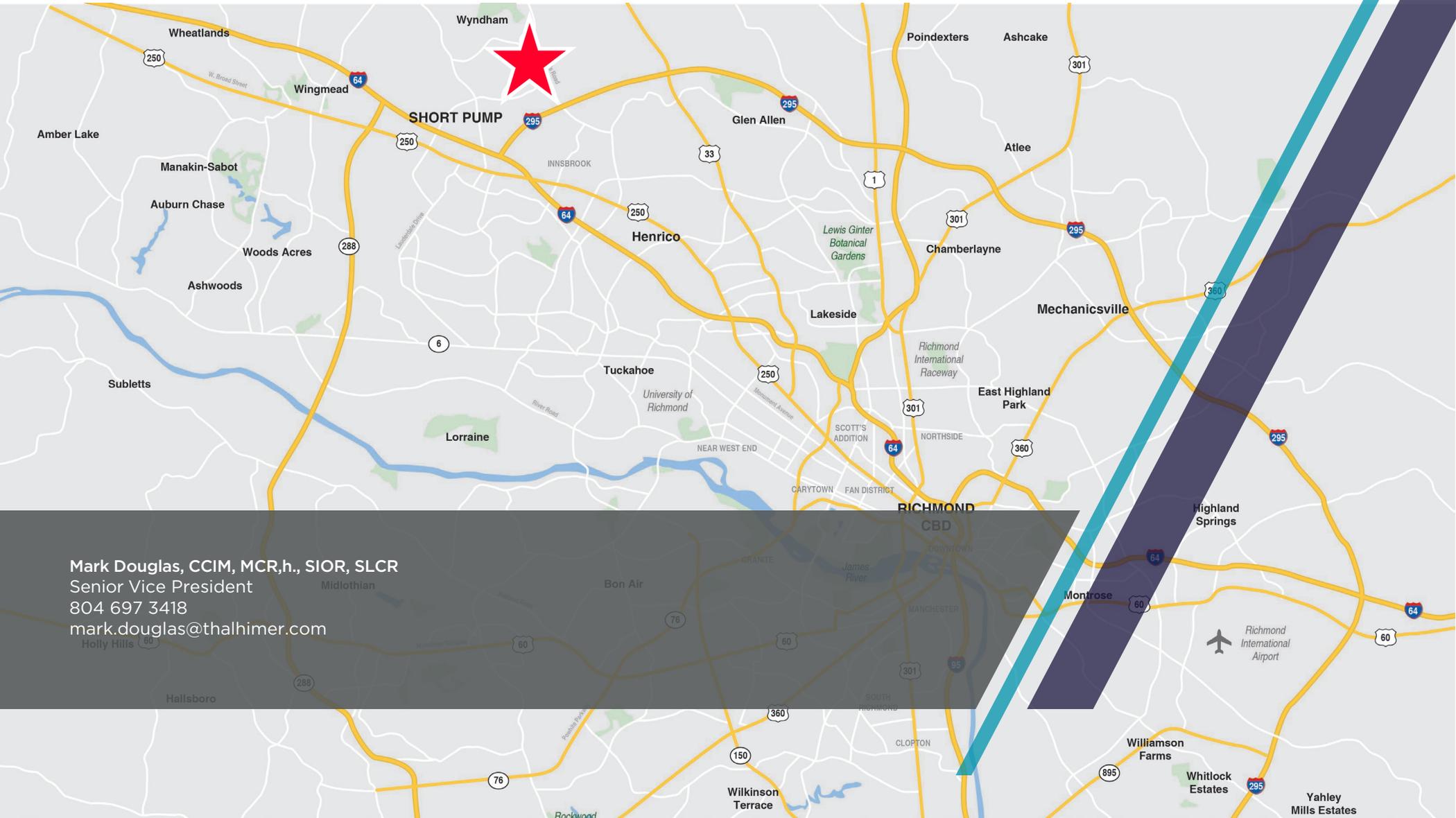
11320 NEW WADE LN

Innsbrook Office Park
Over 8 Million SF of Office Space
+/- 25,000 Employees



Glen Allen
High School

At Kaechele
Elementary School



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