

17.87 ACRE CORNER LOT

1821 New Market Road

RICHMOND, VIRGINIA 23231



COMMERCIAL DEVELOPMENT

CONTACT:

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THALHIMER

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Property Features:



- 17.87 ACRES
- Contiguous 13.1 acres also available for purchase
- Entire assemblage available: 30.97 acres
- Slated for Commercial Development on Henrico County Comp Plan
- Signalized 4-way intersection corner lot with four-lane travel
- “Capital City Trail”, a 50-mile paved bike and walking trail on Rt. 5 directly across the street
- 865’ of road frontage on Rt. 5
- 1,182’ road frontage on Laburnum Ave.
- 220’ of sewer pipe stub line already installed on property
- Corner lot with excellent natural drainage and excellent visibility
- Perfect for retail, medical, office, residential and/or mixed-use
- Opportunity Zone
- Zoned A-1
- Located on I-895 Interchange
- Less than 4 miles to the Richmond International Airport
- **SALE PRICE: \$3,125,000**

Demographics:

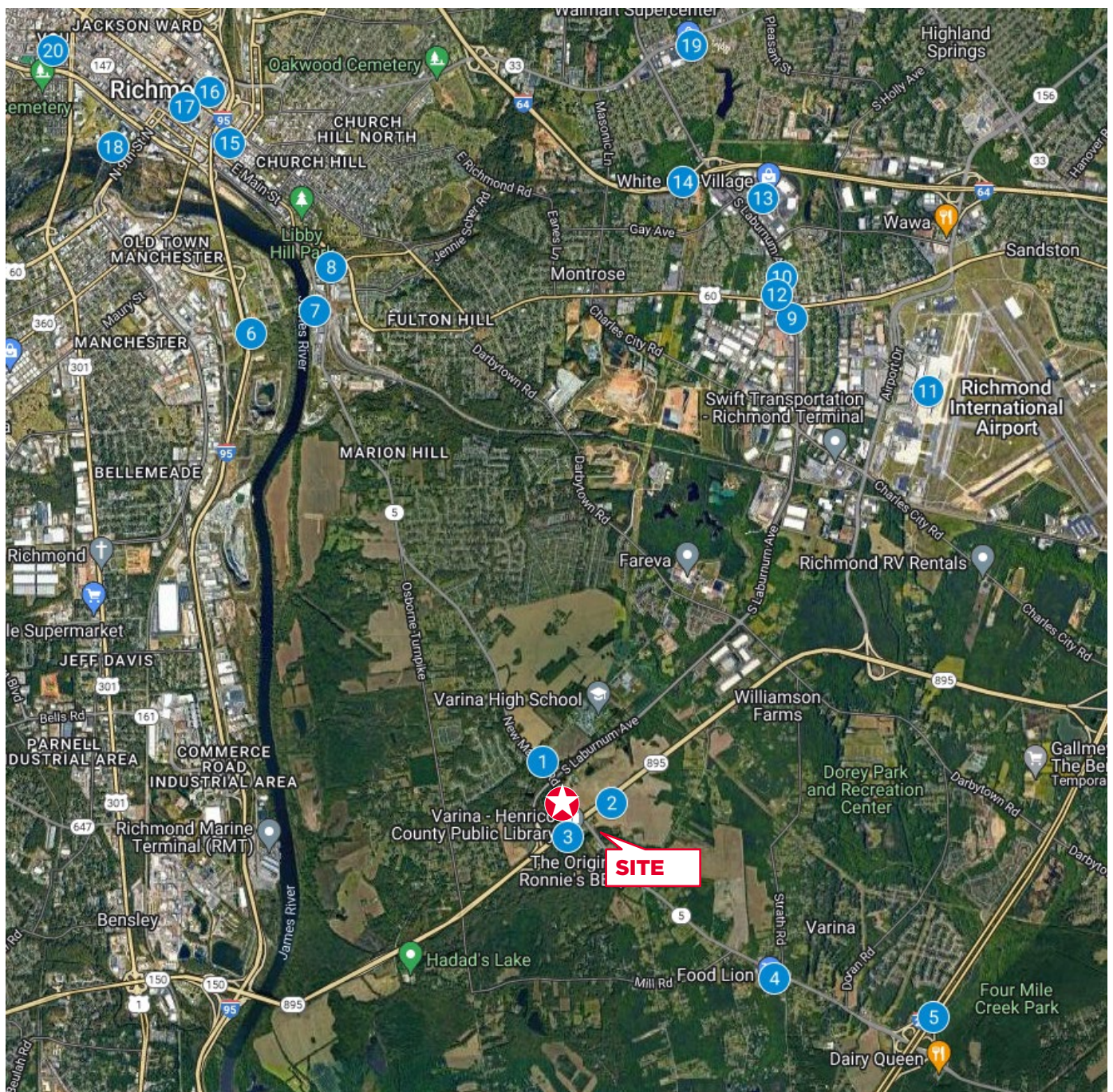


TRAFFIC COUNTS

Rt 5 / New Market Rd East of Traffic Signal	7,900 VPD
Rt 5 / New Market Road West of Traffic Signal	8,400 VPD
Laburnum Avenue North of Traffic Signal	11,114 VPD
Laburnum Avenue South of Traffic Signal	8,606 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	27,501	140,215	261,533
2022 Households	11,913	67,075	119,025
2022 Average Household Income	\$66,101	\$85,349	\$86,968
Daytime Population	92,880	201,183	320,565



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| 1 Capital City Trail – 5 second walk across the street | 11 RIC International Airport – 4.9 miles from site |
| 2 I-895 – 1/10 mile from site | 12 Laburnum Square SC – 5 miles from site |
| 3 Henrico County Library – 1/10 mile from site | 13 White Oak Village SC – 5 miles from site |
| 4 Food Lion & Gas – 3 miles from site | 14 I-64 – 1 mile from site |
| 5 I-295 – 3.5 miles from site | 15 17 th St Market Development – miles from site |
| 6 Richmond City Limits – 4 miles from site | 16 VCU Hospital – 6.1 miles from site |
| 7 Rockett's Landing Development – 4 miles from site | 17 Virginia State Capitol – 6.2 miles from site |
| 8 Stone Brewing Co. – 4 miles from site | 18 Browns Island – 6.7 miles from site |
| 9 Lidl – 4.3 miles from site | 19 Walmart – 6.8 miles from site |
| 10 Kroger & gas – 4-5 miles from site | 20 VCU – 7 miles from site |



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