



0.927 ACRES

DOLLAR GENERAL

Wawa
Coming Soon

FREEDOM
SERVICES & TRAINING

7-ELEVEN

VALERO

LAND FOR SALE | 0.927 ACRES

COLD HARBOR ROAD

Mechanicsville, VA



CUSHMAN & WAKEFIELD

THALHIMER

COLD HARBOR ROAD

Mechanicsville, VA

PROPERTY FEATURES



0.927 ACRES AVAILABLE



\$350,000 ASKING PRICE



WAWA COMING SOON
ACROSS FROM SITE



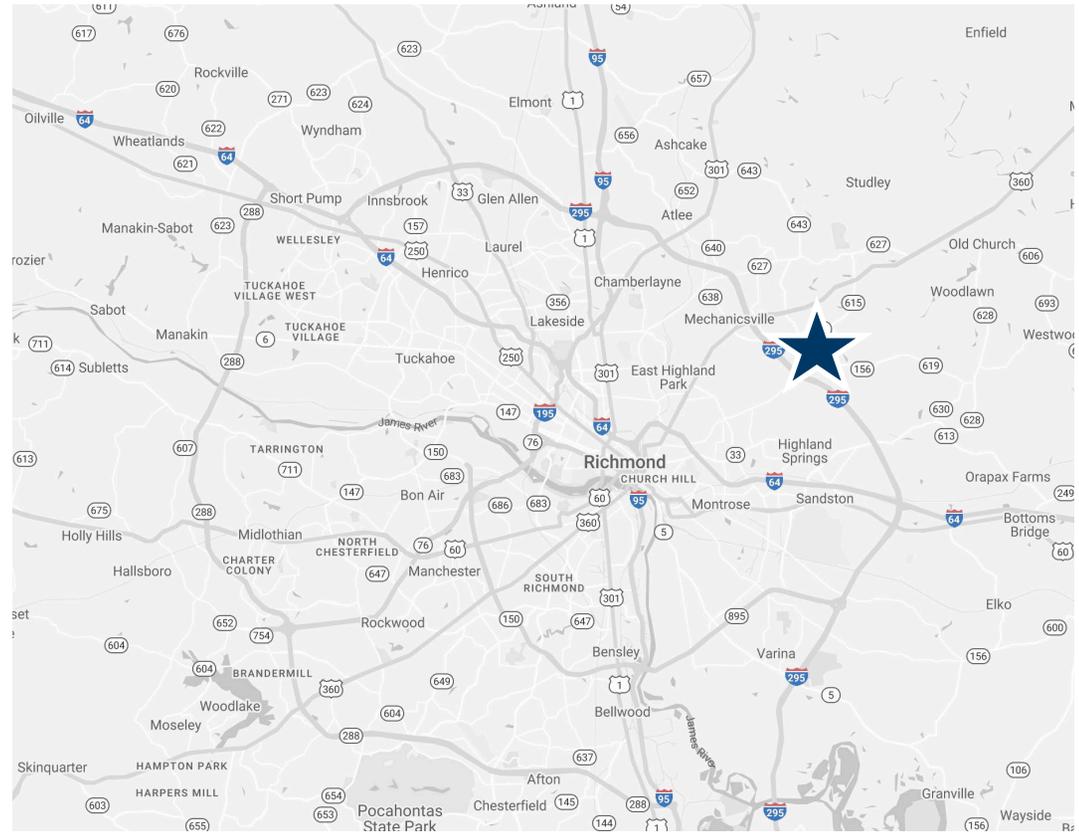
Zoned R-1



STRONG SURROUNDING
DEMOGRAPHICS



COLD HARBOR RD - 4,271 VPD



	1 Mile	3 Mile	5 Mile
2023 Total Population	3,079	58,501	84,810
2028 Projected Population	3,163	29,211	85,499
2023 Households	1,173	11,163	33,974
2023 Education Some College & Above	65.6%	62.6%	57.3%
2023 Average Household Income	\$112,292	\$102,906	\$93,774
2023 Median Household Income	\$81,028	\$79,092	\$69,272
2023 Daytime Population	1,974	22,105	68,959
2023 Median Age	43.6	39.6	40.3



FOR MORE INFORMATION, CONTACT:

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