

1.62 Acre Development Parcel For Sale
2817 Mechanicsville Turnpike
Richmond, VA 23223



MECHANICSVILLE TPKE

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PROPERTY FEATURES

PERTINENT FACTS

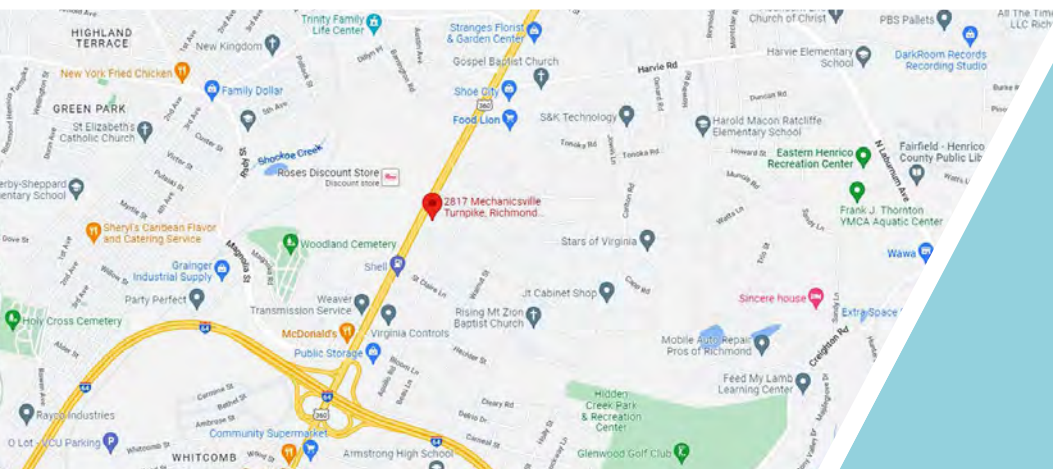
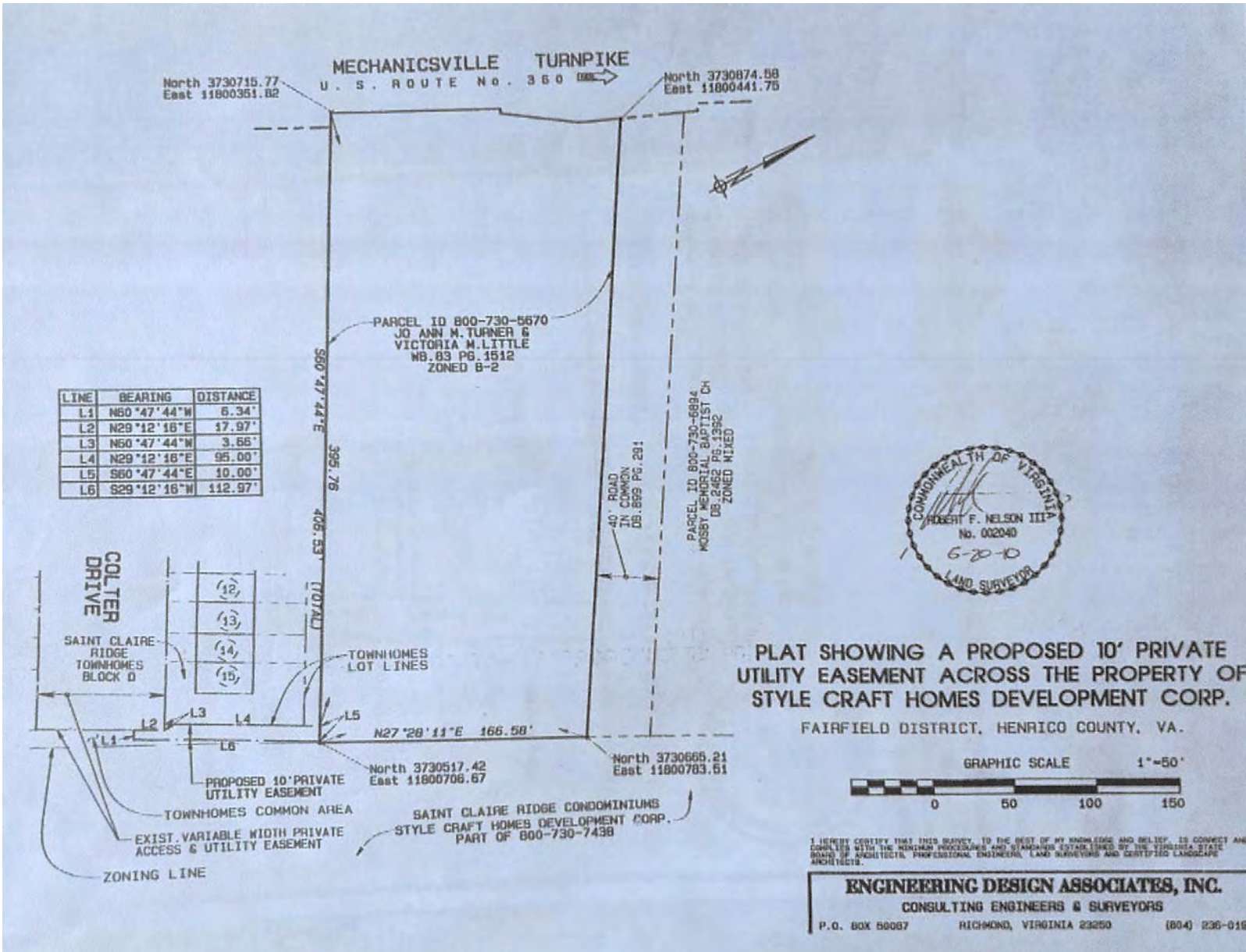
- Price: \$595,000
- 1.62 acres; 70,567 SF
- Dimensions (nominal) 170' x 407'
- Zoning: B2-C
- Utilities: Water at site
Sewer at Mechanicsville & Watts Lane
- Existing building: 2084 SF
- Constructed in 1984
- Located in Henrico County Enterprise Zone
- 31,000 VPD on Mechanicsville Tpke

NEIGHBORHOOD DEMOGRAPHICS

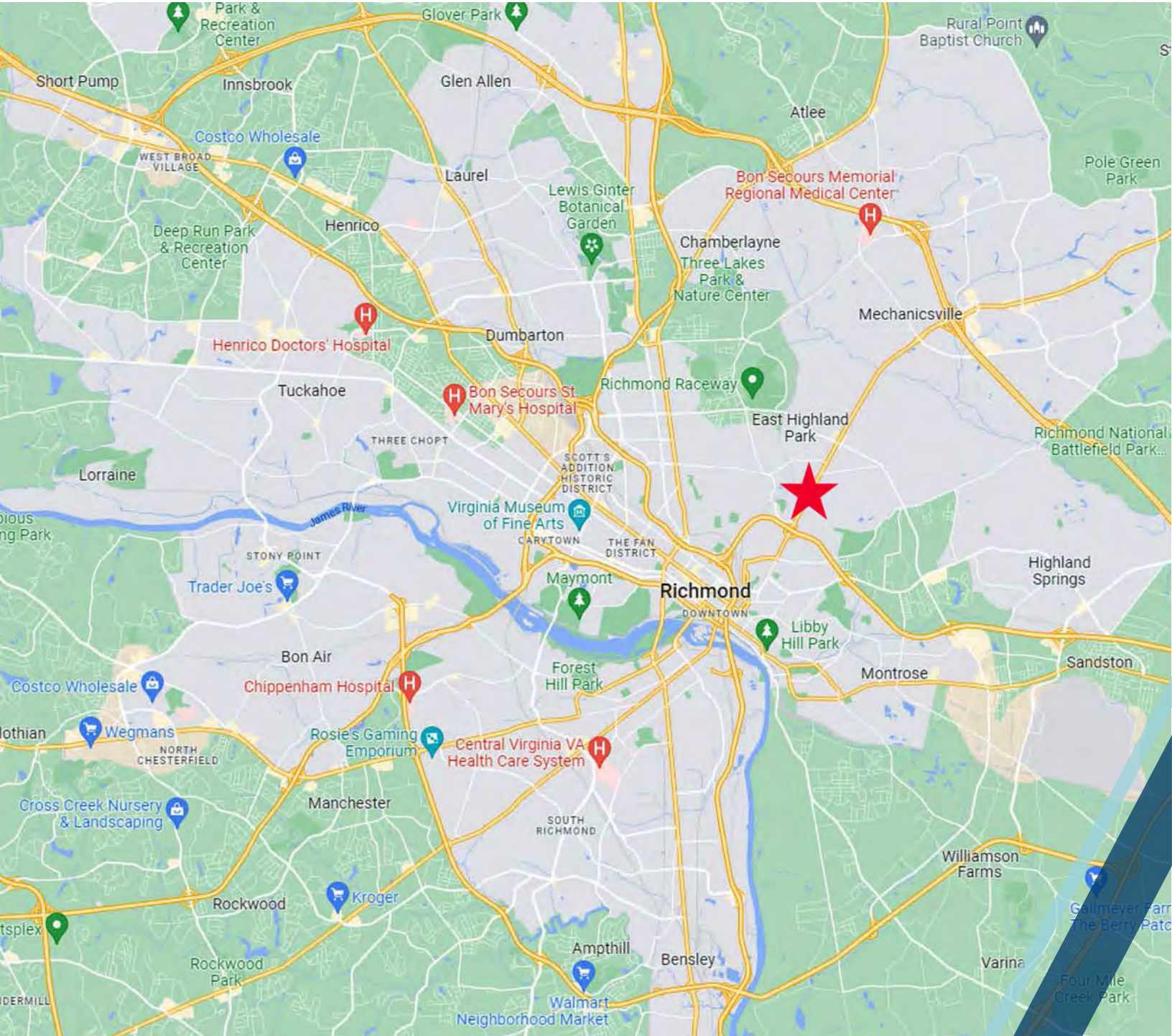
	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	11,026	\$38,919	9,645
3 Miles	105,953	\$46,216	157,784
5 Miles	230,712	\$53,887	288,726



PROPERTY PLAT



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