



**THALHIMER**

LAND FOR SALE

6395 Mechanicsville Turnpike

Hanover County, Virginia 23111



**6.0± Acres Available**

For more information, contact:

**ALEX T. WOTRING**

Senior Vice President

804 344 7163

[alex.wotring@thalhimer.com](mailto:alex.wotring@thalhimer.com)

Thalhimer Center  
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## Property Overview

PROPERTY ADDRESS	
Address	6395 Mechanicsville Turnpike
City	Mechanicsville
County	Hanover
State	Virginia
Zip Code	23111

PROPERTY INFORMATION	
Acreage	6 acres ± 390' frontage
Traffic Counts	31,000 VPD
Current Zoning	B-1

## Demographics

### Population

	1 Mile	3 Mile	5 Mile
2019 Total Population	6,191	31,772	70,863
2024 Total Population	6,620	33,343	74,211
2019-2024 Annual Rate	1.35%	0.97%	0.93%

### Households

	1 Mile	3 Mile	5 Mile
2019 Households	2,236	11,886	27,197
2024 Households	2,393	12,466	28,449

### Income

	1 Mile	3 Mile	5 Mile
2019 Average Household Income	\$98,571	\$95,704	\$88,875

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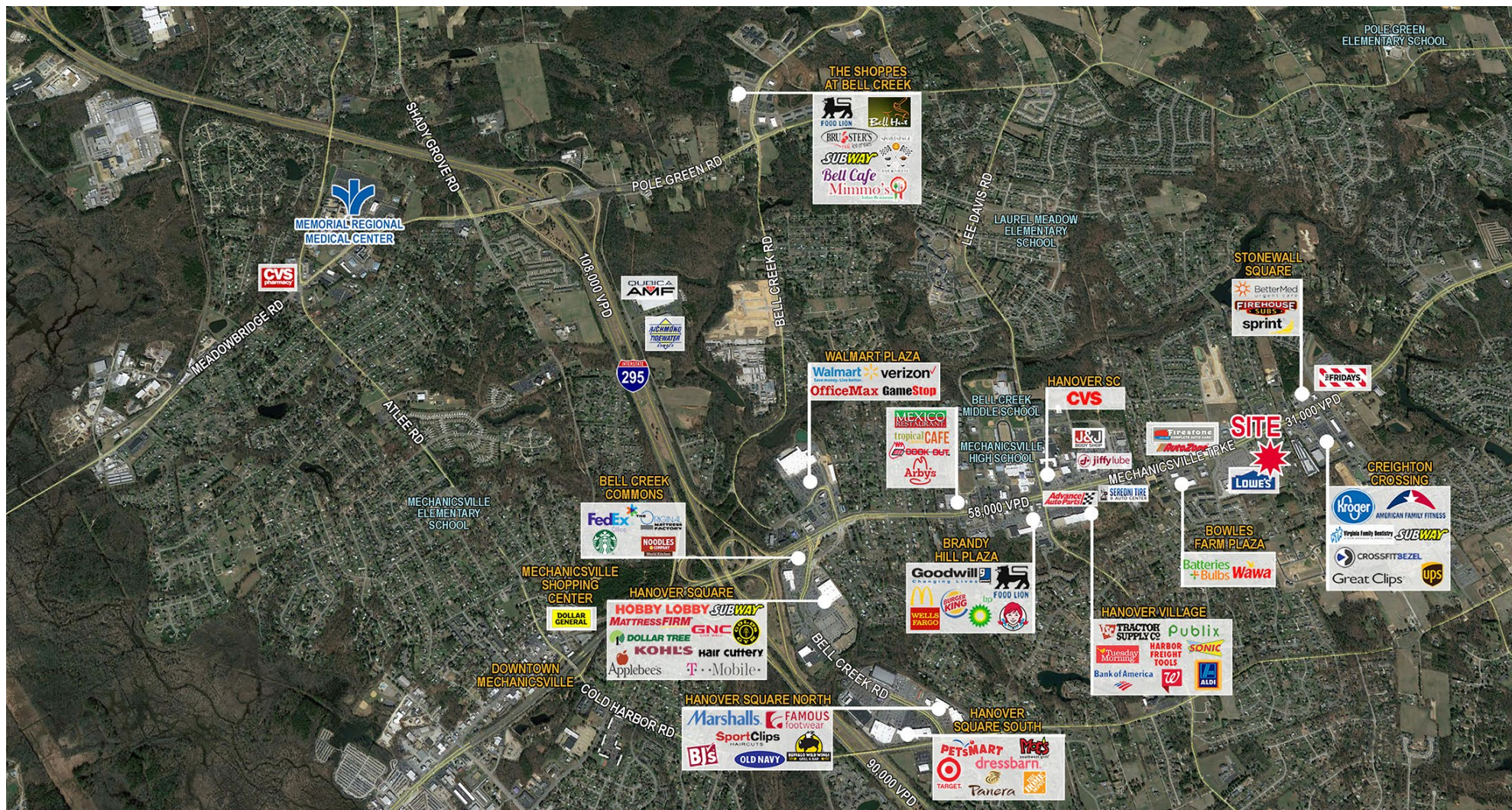
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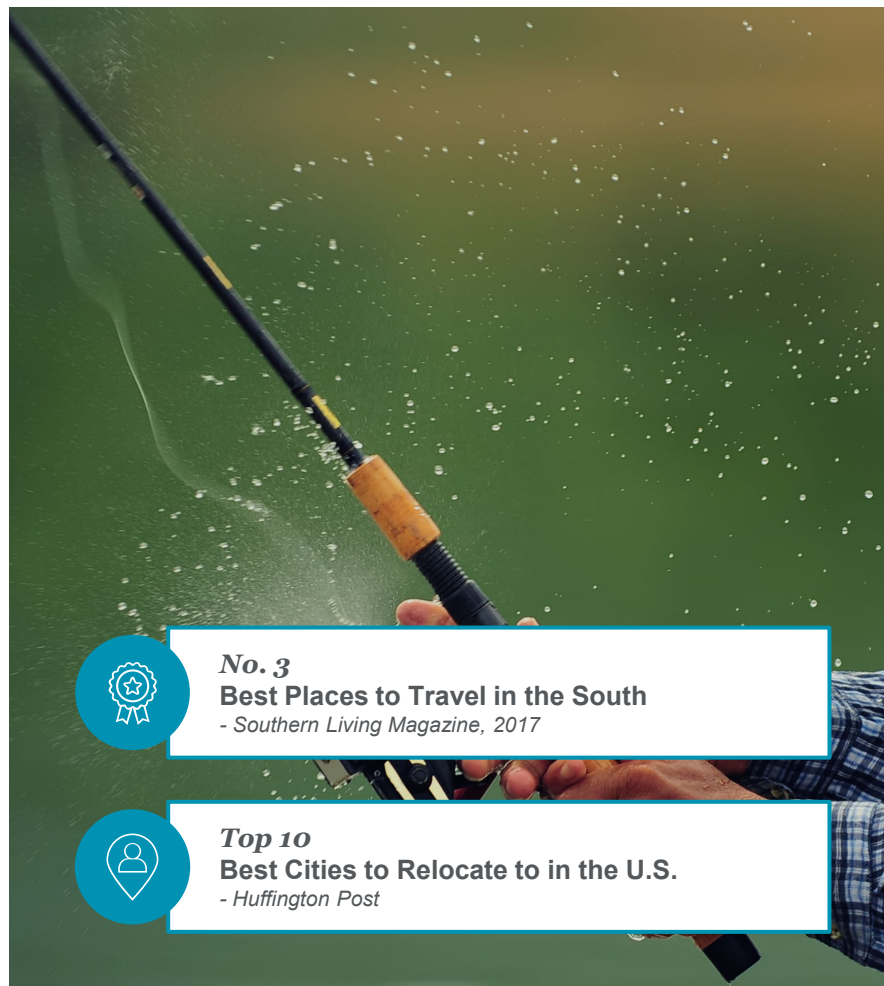
Hanover County, Virginia 23111

## Location Overview

### Mechanicsville, Virginia

Mechanicsville makes up the northeastern portion of the greater Richmond Metropolitan Statistical Area (MSA). Located in the center of Virginia and situate along the James River, the MSA is home to over 1.3 million residents, making it the 44th largest MSA in the United States by population. Propelling its population growth, both small and large companies have selected Richmond to be their home. The MSA is home to 10 Fortune 1000 companies and seven are headquartered in Richmond. Private sector companies in diverse industries, such as banking, insurance, biotechnology, manufacturing, and transportation, consistently choose Richmond to either locate or expand operations. Richmond houses some of Virginia's most renowned institutions of higher education, as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's diverse economy. The highly educated workforce, low cost of living, and overall high-quality of life creates a thriving and dynamic region.

Richmond is home to five four-year colleges and universities, as well as numerous vocational and professional programs responsible for granting over 13,000 degrees per year. The diverse programs offered by each university adds to the area's burgeoning workforce. As the largest University in the state, Virginia Commonwealth University is home to over 32,000 students and boasts 26 graduate and professional programs that have been ranked among the best in their disciplines. The university's Medical College of Virginia campus is on of the nation's leading academic medical centers.



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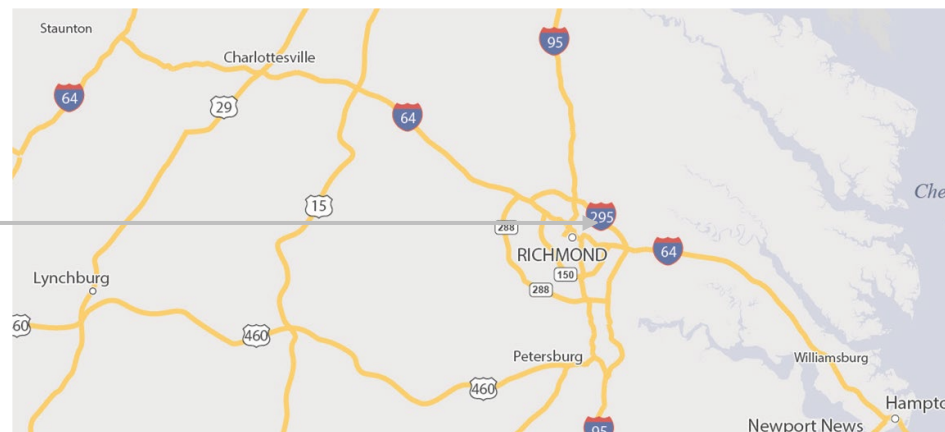
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## HANOVER COUNTY

### *The Appeal*

Hanover is one of the fastest-growing counties in the state, with approximately 100,000 residents. Witness the historic charm and rural setting with the luxury and convenience of modern shopping, restaurants, and neighborhoods.



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**State for Higher Education**  
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