

RETAIL/OFFICE PAD SITE FOR SALE | ± 1.25 USABLE ACRES

For more information, contact:

PETE WALDBAUER

First Vice President
804 697 3564

pete.waldbauer@thalhimer.com

DAVID SMITH

senior Vice President
804 697 3466

david.smith@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



Property Features

- ±1.25 Usable Acres
- Adjacent ±1.56 Acres SOLD
- “Pad Ready” - Rough graded
- Utilities and storm water in place
- Ideal for medical office, childcare or multi-tenant development
- \$126,717 Average Household Income within 2 miles

Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	5,818	13,059	28,564	83,330
Avg. HH Income	\$141,199	\$147,338	\$143,827	\$118,128
Daytime Population	3,570	9,905	25,457	80,028

Demographics – Drive Time

	2 Min	3 Min	5 Min	7 Min
Population	175	1,007	7,789	14,740
Avg. HH Income	\$131,093	\$135,810	\$139,692	\$137,831
Daytime Population	318	842	5,769	13,110

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THALHIMER

RETAIL/OFFICE PAD SITE FOR SALE

Chamberlayne Road

Caldwell Park, Hanover County, Virginia 23116



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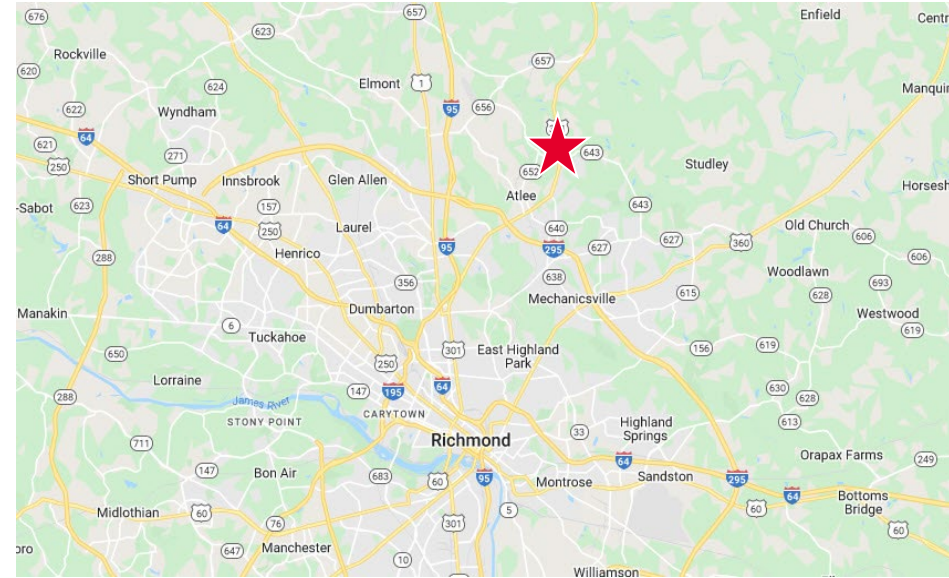


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Market Retailers



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