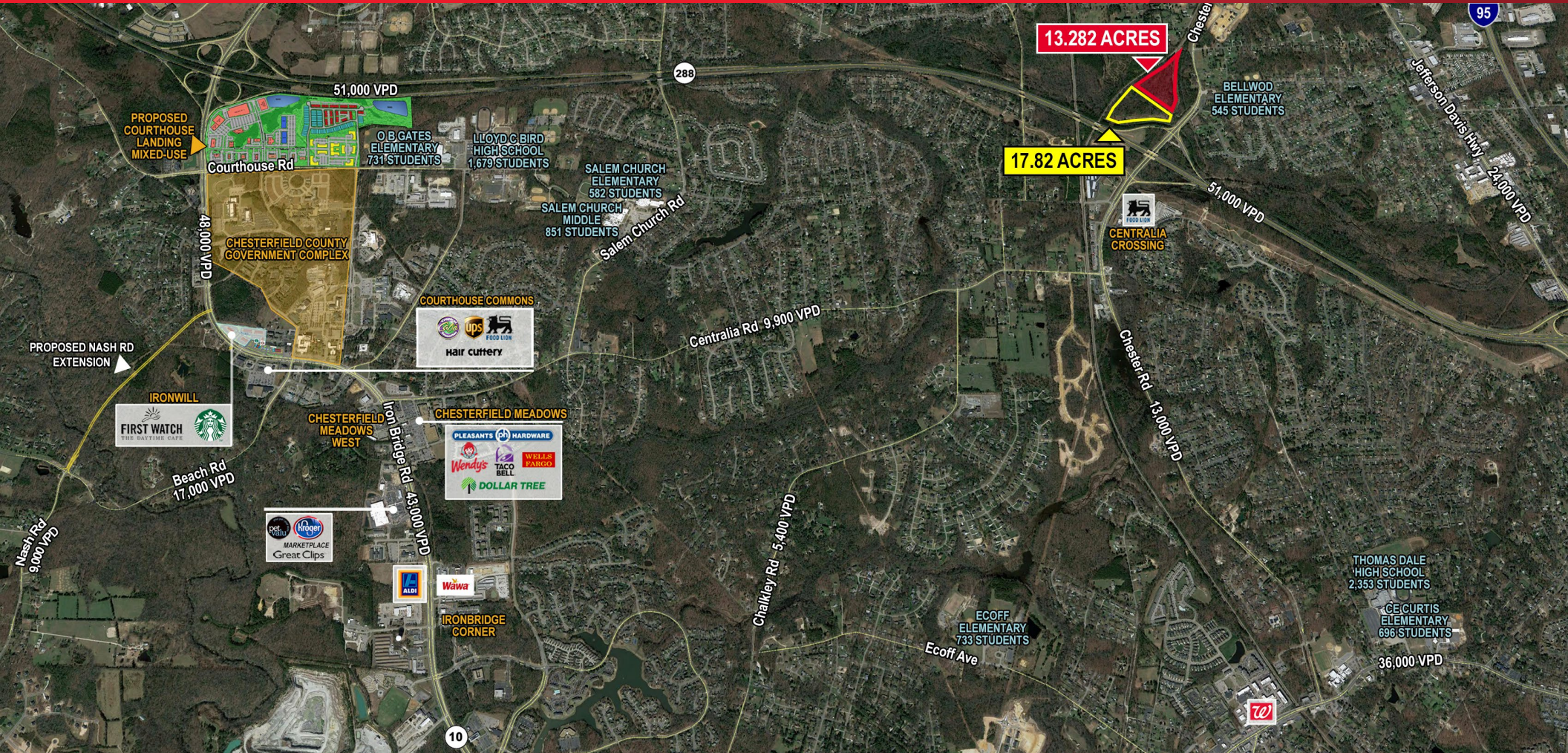


**LAND FOR SALE**  
**9554 Chester Road**  
 Chesterfield County, Virginia



**Opportunity Zone | 13.282 Acres Available | 17.82 Additional Acres Available**

For more information, contact:

**MARK DOUGLAS, CCIM, SIOR**  
 Senior Vice President  
 804 697 3418  
[mark.douglas@thalhimer.com](mailto:mark.douglas@thalhimer.com)

Thalhimer Center  
 11100 W. Broad Street  
 Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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**Property Features**

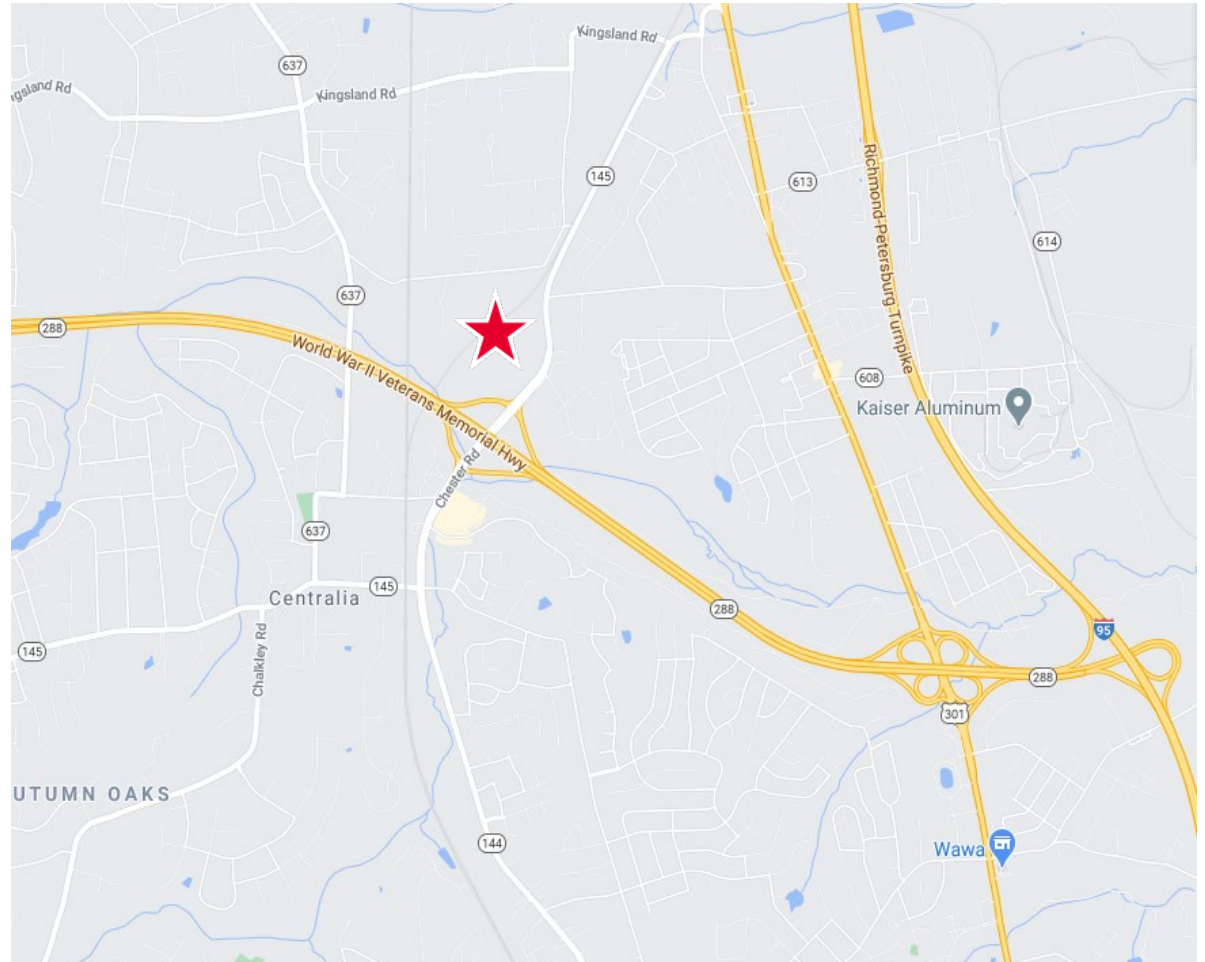
- 13.282 ACRES
- 17.82 ADDITIONAL & CONTIGUOUS ACRES ALSO AVAILABLE FOR PURCHASE
- Opportunity Zone
- Zoned I-1 (Light Industrial)
- Located at the hard corner of Route 288 & Chester Road
- 60' of right of way
- Immediate access to Route 288
- Water & sanitary on the street

**Traffic Counts**

7,100 VPD	Chester Road
51,000 VPD	Route 288
24,000 VPD	Jefferson Davis Highway (Route 1)

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	5,145	42,842	96,352
No. of Households	1,771	16,377	36,144
Avg. HH Income	\$95,101	\$88,126	\$88,602
Daytime Population	3,118	41,030	93,649



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