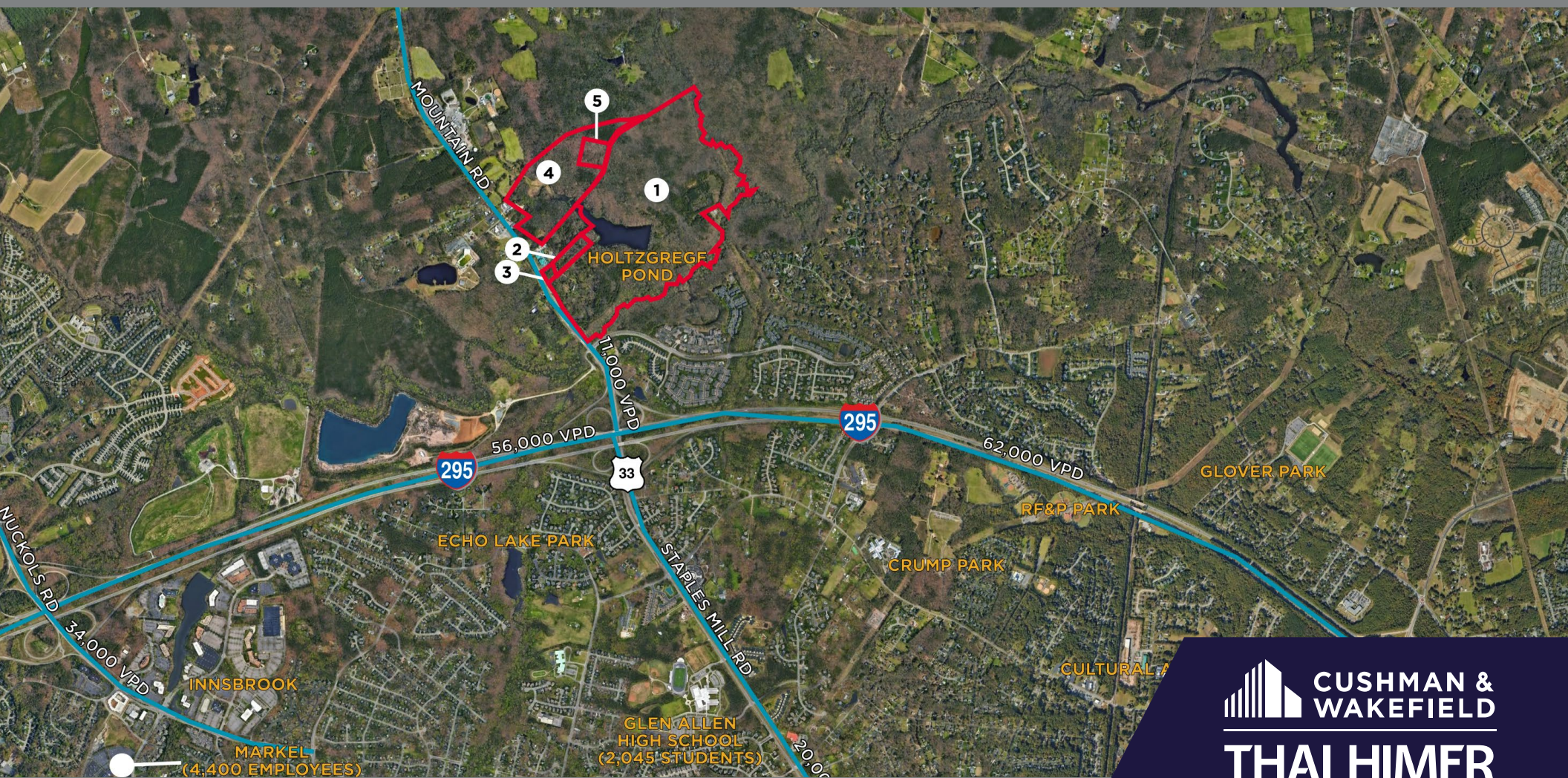


13074-13088 MOUNTAIN ROAD

Hanover County, VA

±316.6 ACRES FOR SALE



Connie Jordan Nielsen | connie.nielsen@thalhimer.com | 804 697 3569



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13074-13088 MOUNTAIN ROAD

Hanover County, VA

SITE AERIAL



13074-13088 MOUNTAIN ROAD

Hanover County, VA

5.206 ACRES (7767-08-0569)



4.138 ACRES (7757-96-5577)



49.72 ACRES (7757-98-4106)



1.001 ACRES (7757-96-1157)



256.515 ACRES (7767-17-2423)



13074-13088 MOUNTAIN ROAD

Hanover County, VA

DEMOGRAPHICS



122,265

5 MILE POPULATION



137,710

5 MILE DAYTIME POPULATION



\$173,395

1 MILE AVERAGE HOUSEHOLD INCOME



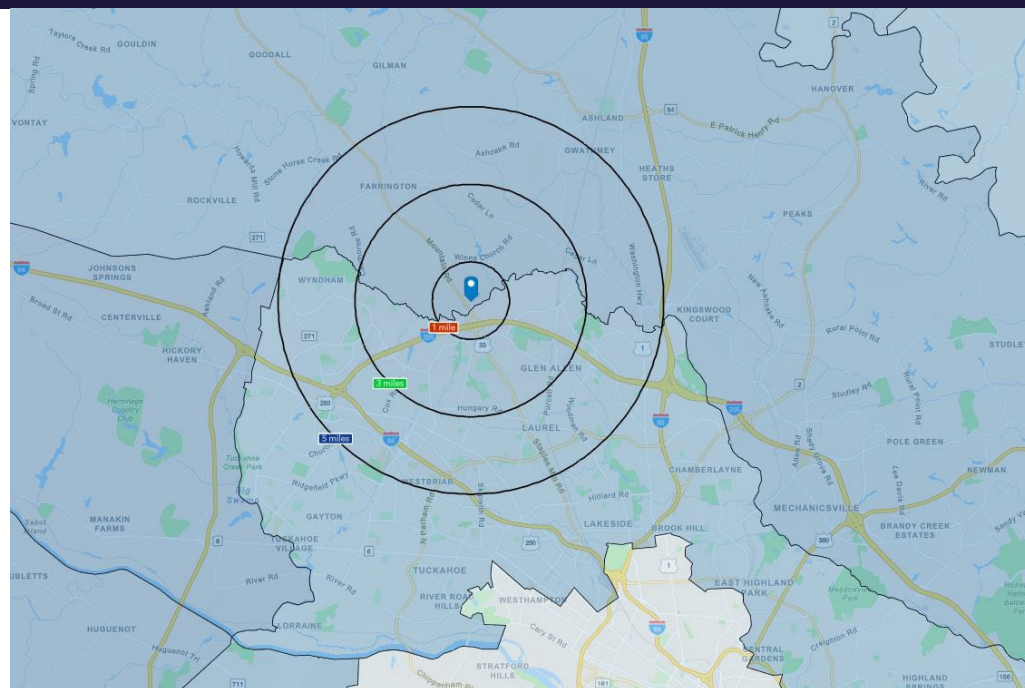
47,284

5 MILE HOUSEHOLDS



66.3%

1 MILE BACHELOR'S DEGREE & ABOVE



	1 Mile	3 Mile	5 Mile
2023 Total Population	3,735	36,809	122,265
2028 Projected Population	3,689	39,329	126,935
2023 Households	1,301	13,237	47,284
2023 Education Bachelors & Above	66.3%	60.1%	56.1%
2023 Average Household Income	\$173,395	\$163,521	\$139,818
2023 Median Household Income	\$138,915	\$123,891	\$97,090
Daytime Population	3,058	35,074	137,710
2023 Median Age	40.3	40.3	37.9

CITY	TIME
Richmond, Virginia (CBD)	21 Minutes
Charlottesville, Virginia	59 Minutes
Virginia Beach, Virginia	1 Hour 48 Minutes
Washington D.C.	1 Hour 44 Minutes
Lynchburg, Virginia	1 Hour 59 Minutes
Raleigh, North Carolina	2 Hours 46 Minutes
Roanoke, Virginia	2 Hours 40 Minutes
Charlotte, North Carolina	4 Hours 32 Minutes



13074-13088 MOUNTAIN ROAD

Hanover County, Virginia

For more information, please contact:

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