

THE SHOPS AT RUTLAND GROVE

HANOVER, VIRGINIA

FOR SALE OR LEASE | 1.88 ACRE PAD | UP TO 12,000 SF BUILDING



ANNIE O'CONNOR
Senior Vice President
+1 804 697 3451
annie.oconnor@thalhimer.com



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THE SHOPS AT RUTLAND GROVE

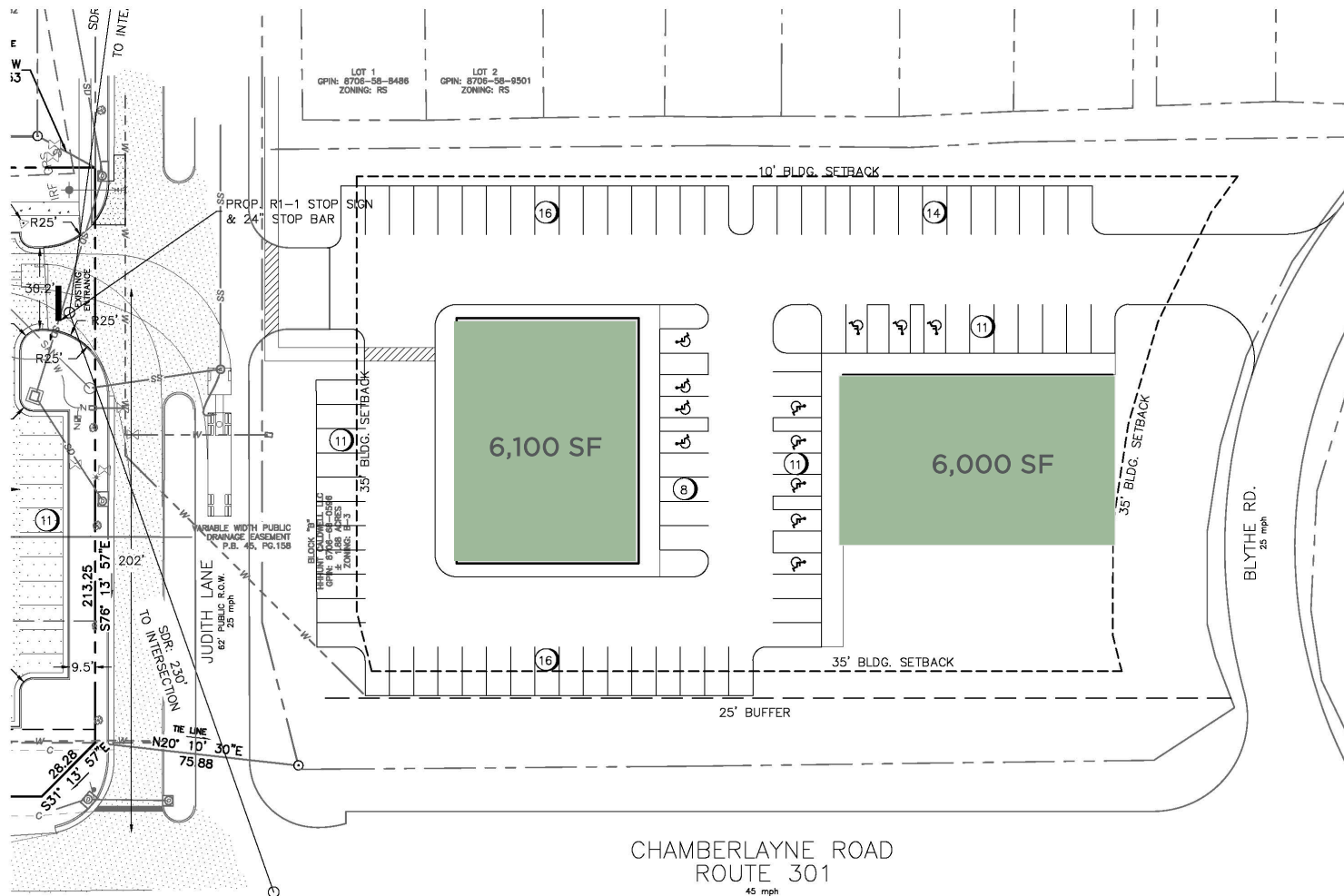
HANOVER, VIRGINIA

FEATURES

- **\$1,200,000 PAD READY**
- **1.88 ACRE PAD READY SITE FOR SALE OR LEASE**
- Up to 12,000 SF new construction, medical office center
- Excellent access to 301, Ashcake Road, and I-95
- Surrounded by growing retail and residential developments
- Over 1,000 new residential homes planned within 5-mile radius
- Ample on-site parking
- 16,000 VPD on Route 301
- Adjacent to new grocery development at Caldwell Park

JOIN NEARBY RETAILERS



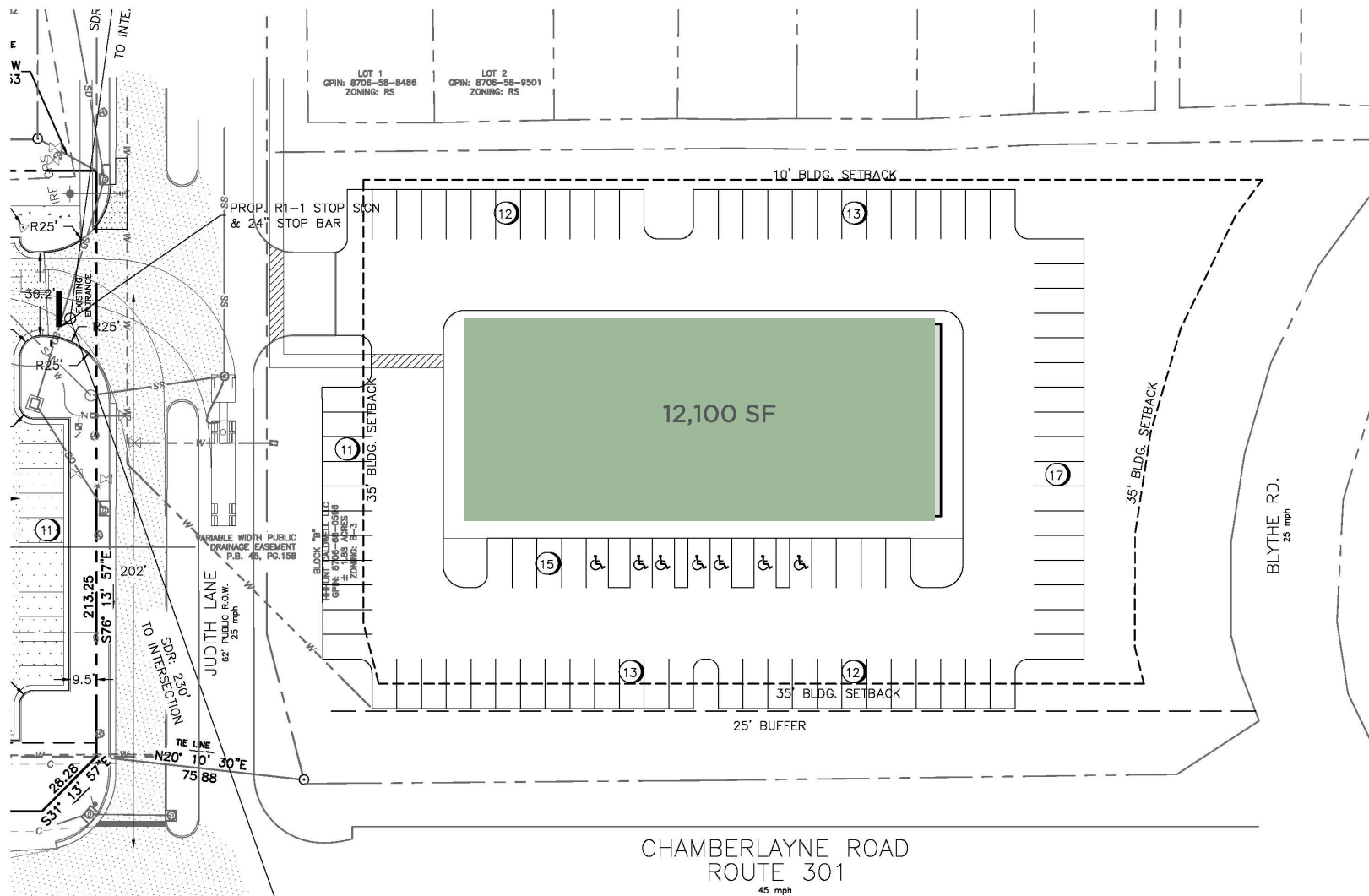


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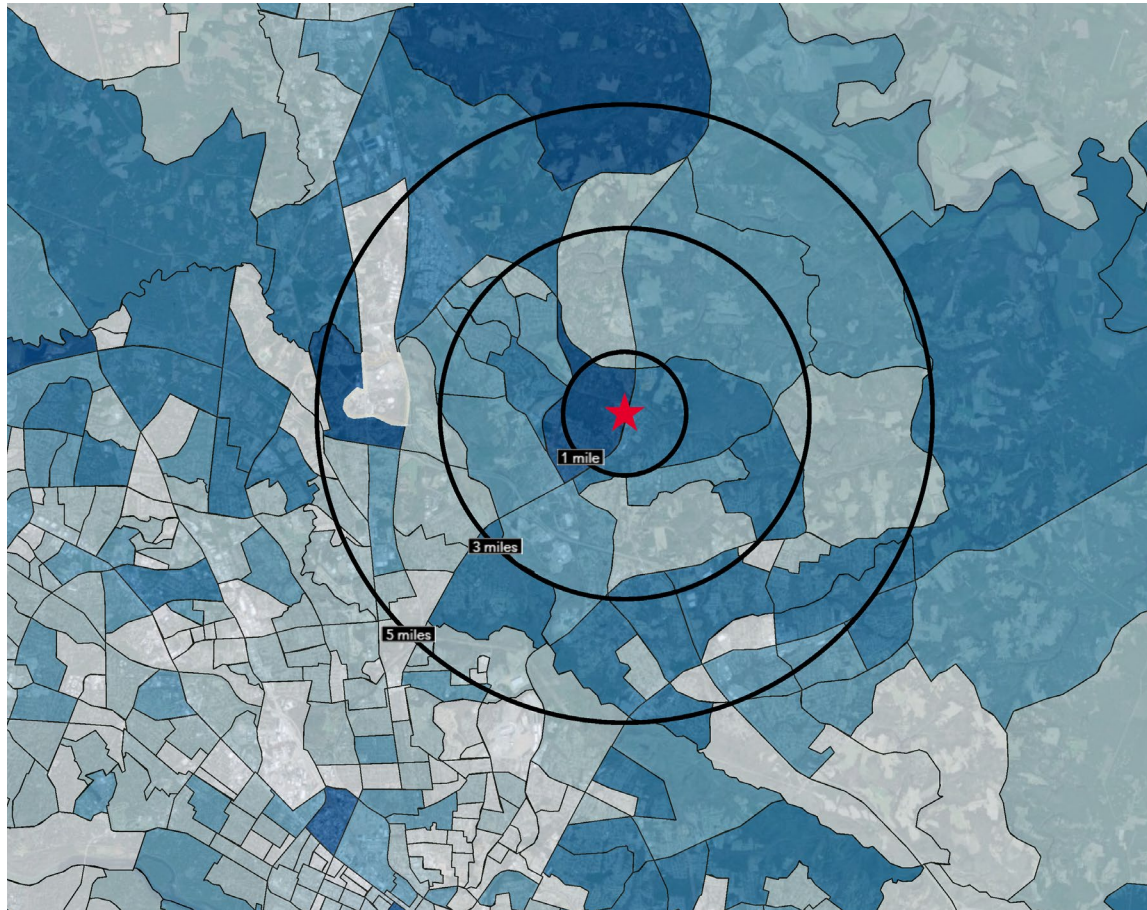
SITE PLAN - OPTION 2

APPX. 78 parking spaces



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,495	29,491	73,693
No. of Households	1,690	10,824	28,810
Median HH Income	\$98,809	\$107,504	\$90,262
Avg. HH Income	\$124,677	\$136,390	\$116,217
Employees	1,094	11,591	37,764



73,693

5-MILES **POPULATION**



28,810

5-MILES **NO. OF HOUSEHOLDS**



\$124,677

1-MILE AVERAGE **HOUSEHOLD INCOME**



37,764

5-MILES **EMPLOYEES**



±1,000

NEW **HOMES APPROVED**

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417 Units Proposed at Rutland Grove



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