

For  
Sale

# .48Ac Redevelopment Opportunity

RICHMOND, VA 23222 OPPORTUNITY ZONE LAND



## Property Description

505 and 508 Savannah Ave. .48 Ac with additional land available, up to 3 Acres, located in an Opportunity Zone in Eastern Henrico County, zoned B3 for uses, including Office, Retail, Drive-Thru, Automotive Filling Station, Live/Work Dwellings. 505 Savannah Ave is a vacant corner lot with 120' fronting Richmond-Henrico Turnpike at Savannah Ave, apr. a half mile from Richmond Raceway and Amazon Robotics Center, and 508 is a contiguous lot with an 1100sf Bungalow. Approximately 10,000 vehicles pass per day. a half mile from Richmond Raceway and Amazon Robotics Center, with ingress and egress on both heavily traveled corridors. This location is experiencing growth with nearby development of homes and businesses, in addition to a major roadway enhancement project on Azalea, across Laburnum from this location, including bike lanes, streetlights and a new water main.

## Property Highlights

- .48 Ac. Zoned B3
- OPPORTUNITY ZONE LAND



## Offering Summary

Sale Price:	\$415,000
Lot Size:	0.48 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	562	1,729	5,288
Total Population	1,379	4,399	12,598
Average HH Income	\$76,519	\$68,948	\$70,681

Susan Haas, MURP Principal Broker

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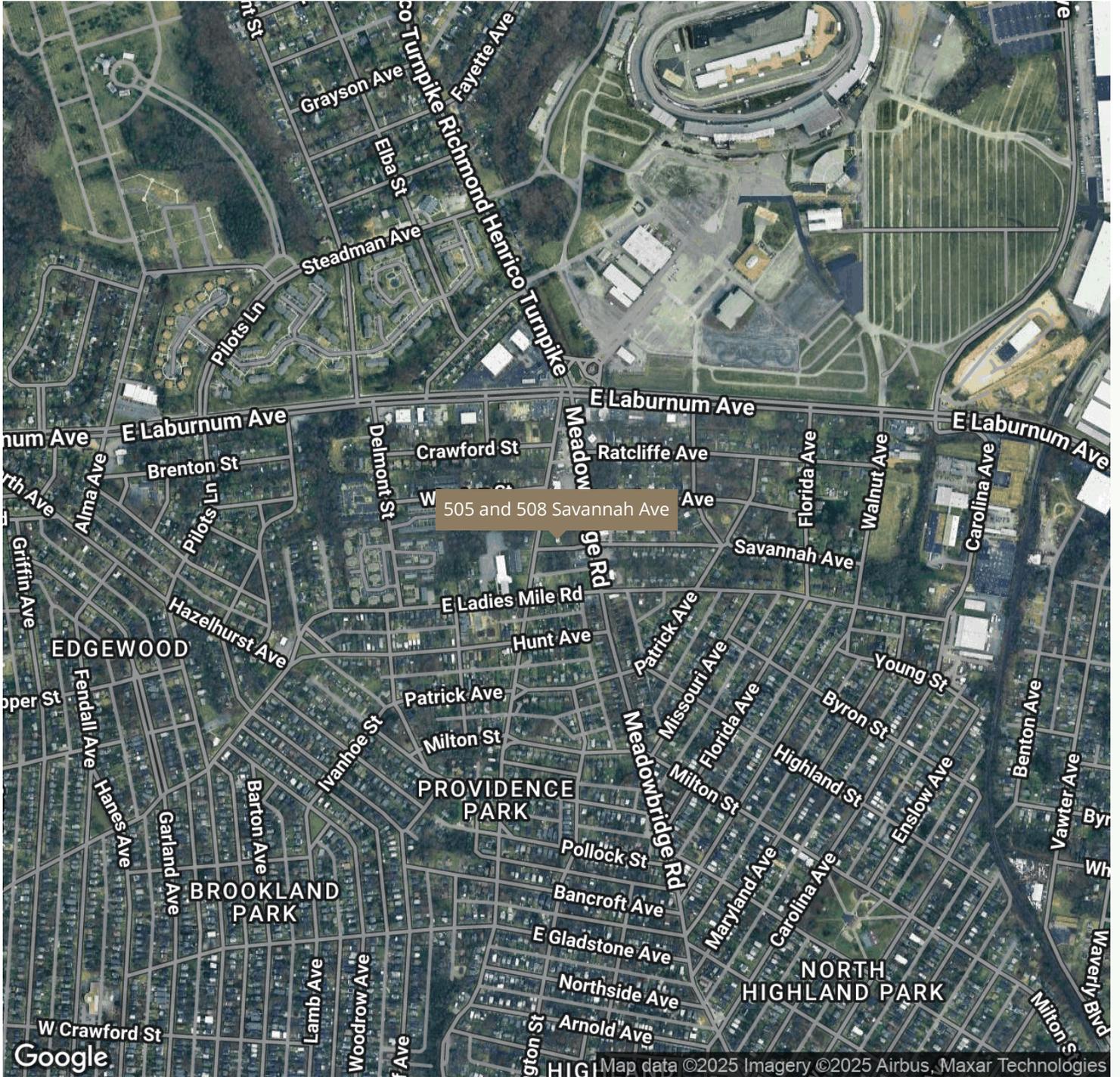
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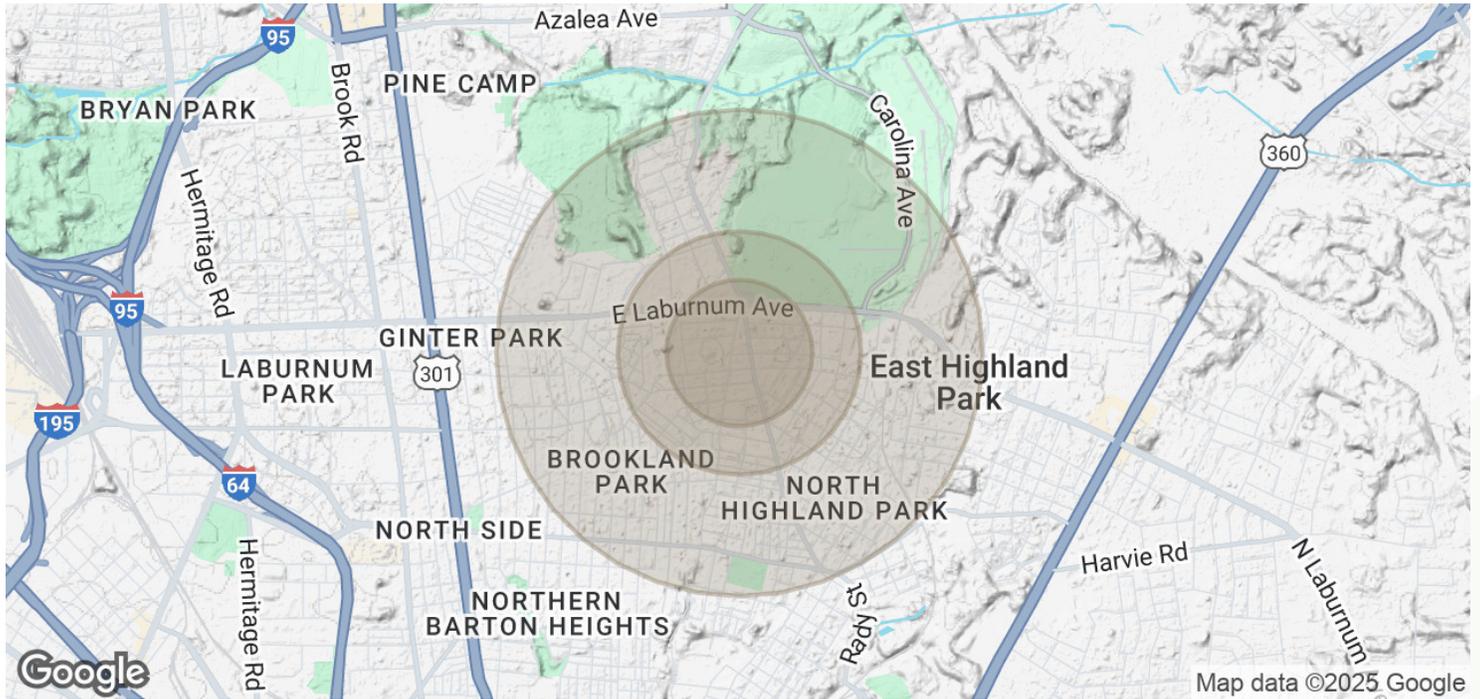
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# 5.48Ac Redevelopment Opportunity

RICHMOND, VA 23222 OPPORTUNITY ZONE LAND



## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,379	4,399	12,598
Average Age	40	37	40
Average Age (Male)	38	34	38
Average Age (Female)	43	40	42

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	562	1,729	5,288
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$76,519	\$68,948	\$70,681
Average House Value	\$248,157	\$233,411	\$276,761

Demographics data derived from AlphaMap



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