

# FOR SALE

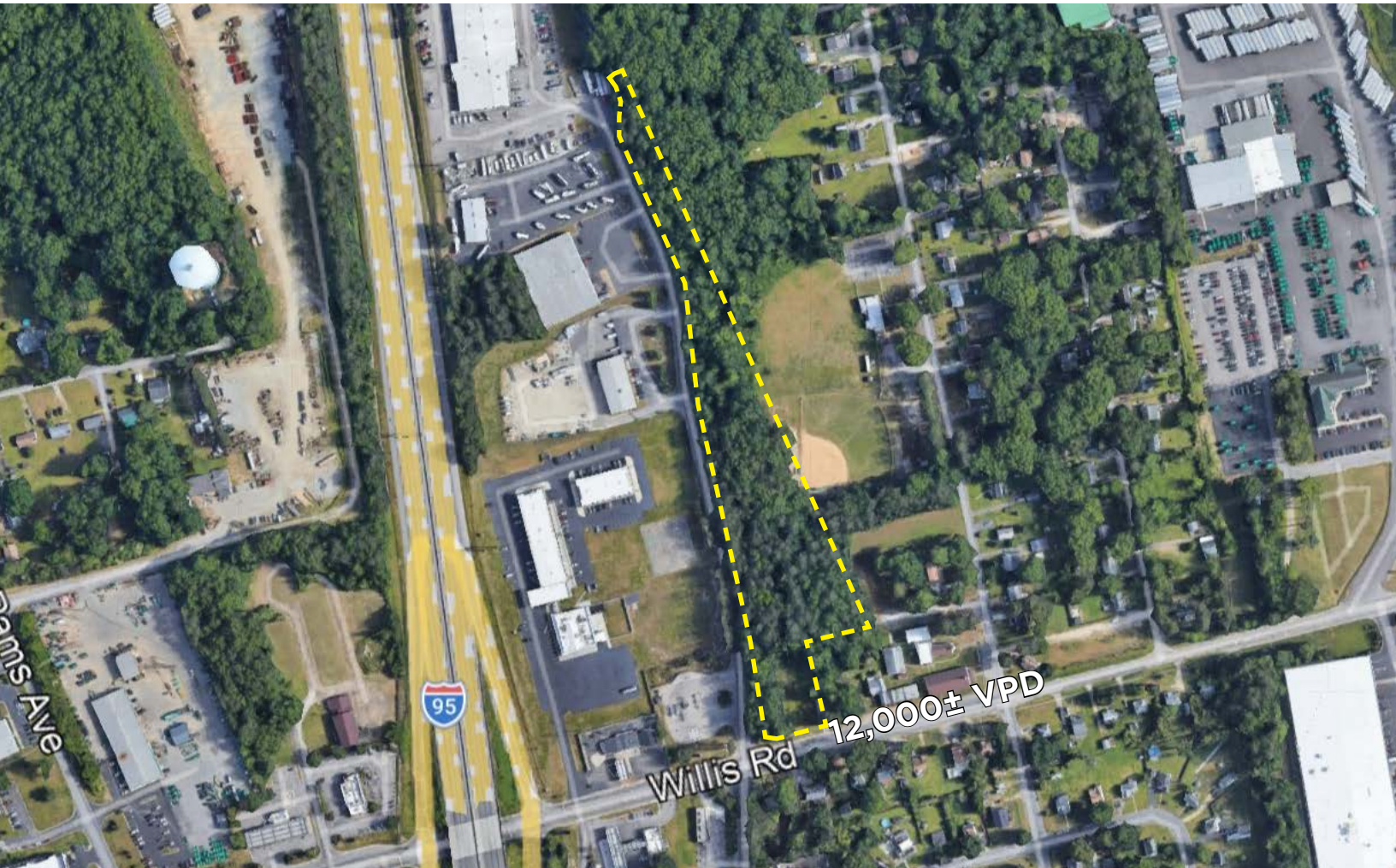
URBAN LAND

## Commercial Property

2032 Willis Road | Richmond, VA 23237



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 4.6± Acre Commercial Property with convenient access to I-95
- › Zoned WD which includes potential uses such as Car Wash, Self Storage, Gas Station, and Hotel/Motel
- › 180± feet of frontage on Willis Road
- › Utilities Available
- › Reduced Price: \$750,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,743	30,639	90,509
AVERAGE HH INCOME	\$71,535	\$99,128	\$103,791
DAYTIME EMPLOYEES	3,363	14,997	33,967

### FOR MORE INFORMATION:

**MICHAEL CHAPMAN**

Sales & Leasing Associate

804-346-9014

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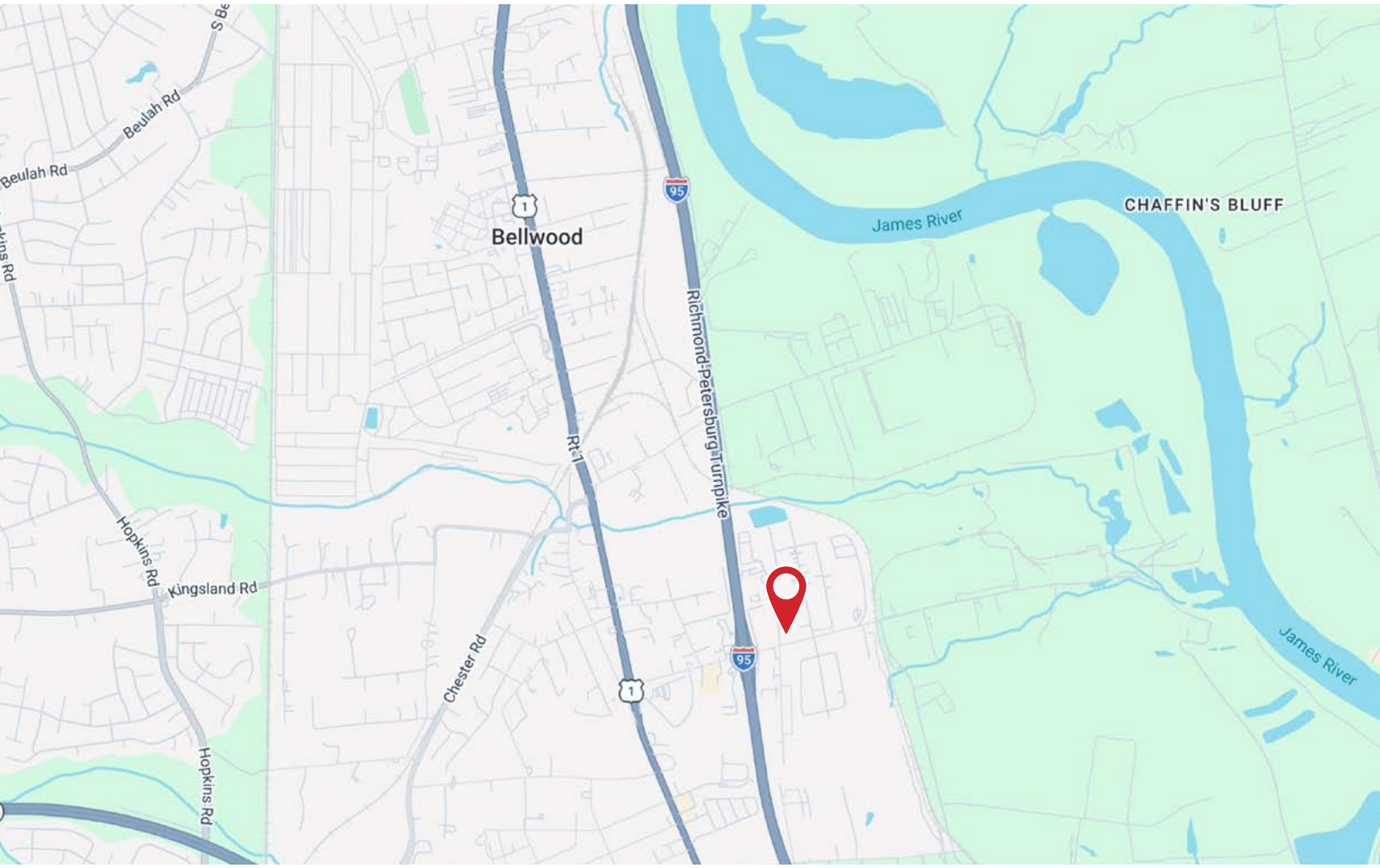
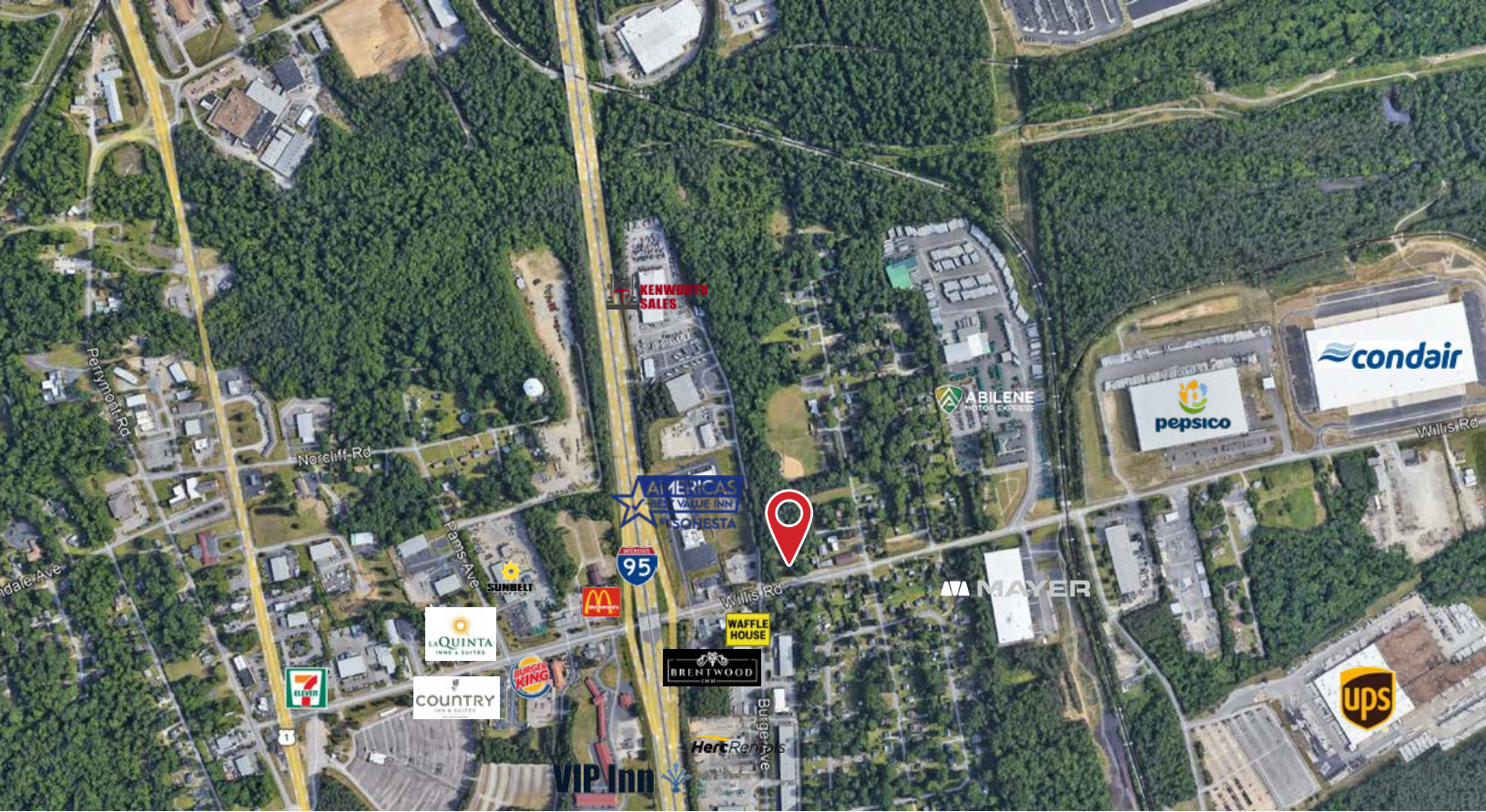
**RYAN FANELLI**

Senior Vice President, Partner

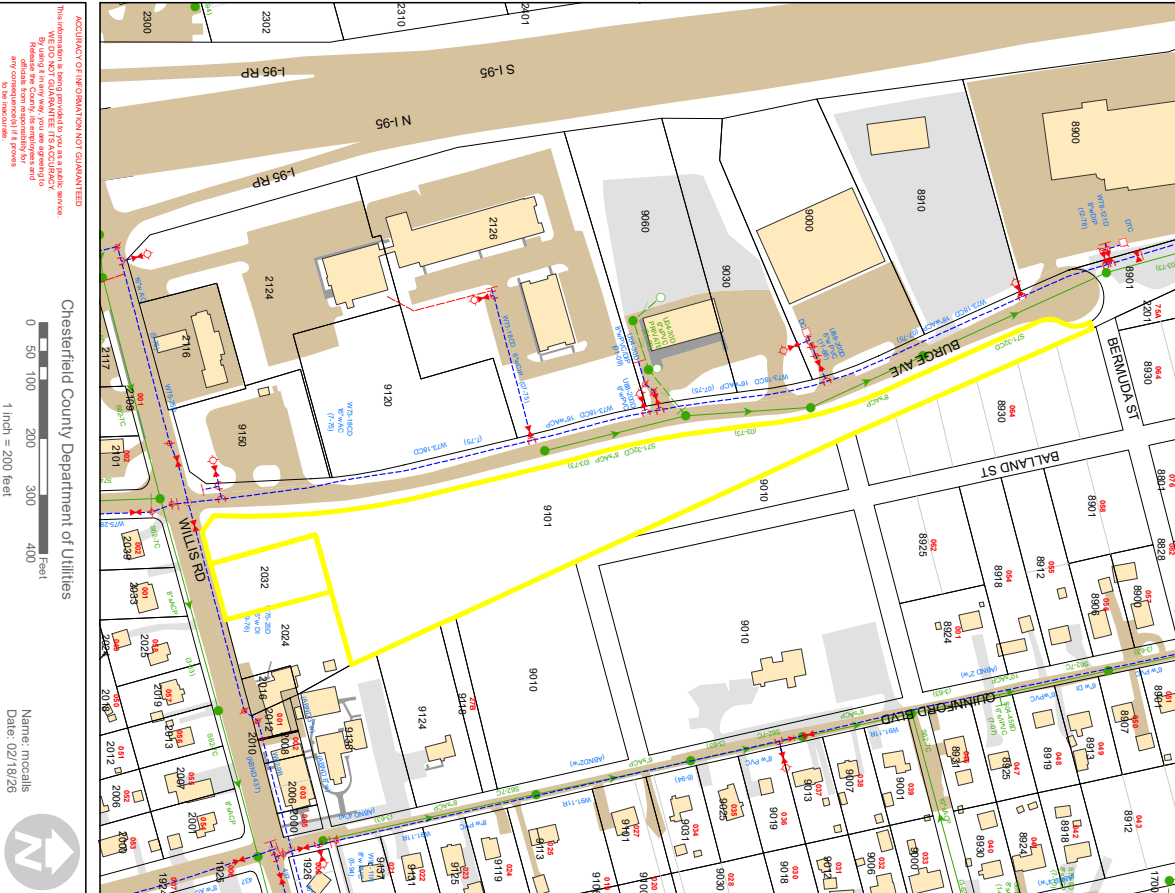
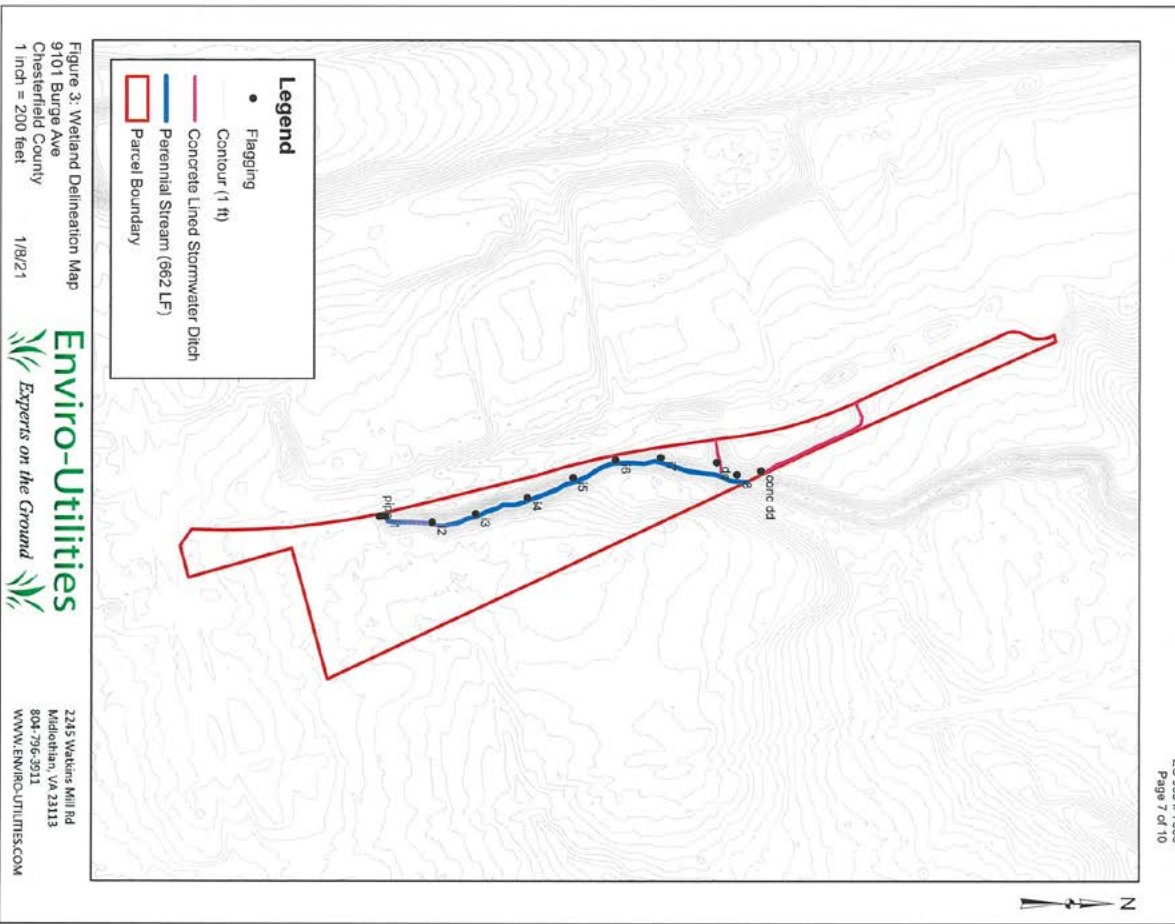
804-400-6163

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



FOR SALE | 2032 WILLIS ROAD | RICHMOND, VA 23237



## MARKET OVERVIEW

# CHESTERFIELD OVERVIEW

### THE RIGHT PLACE TO GROW YOUR BUSINESS

Home to a dynamic mix of companies – from innovative startups to some of the nation’s most recognized brands.

11,500+  
COMPANIES

394,825  
POPULATION

### Some of the biggest brands...



### WHY CHESTERFIELD?

A thriving suburban community in the Richmond metro area, offering the perfect balance of lifestyle and opportunity.

Strategically located with excellent access to major highways and airports, making it easy to connect with customers and markets.

A business-friendly environment with local leadership focused on supporting growth and new investment.

Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.

The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.

### QUALITY OF LIFE

A welcoming community with strong schools, safe neighborhoods, and plenty to do outside of work.

### UNMATCHED CONNECTIVITY

Centrally located with quick access to Richmond, regional airports, and major interstates.

### PRO-BUSINESS CLIMATE

Competitive costs, supportive leadership, and room for businesses to expand.

### RICH CHARACTER

A community with both historic roots and a forward-looking vision.

### PRIME LOCATION FOR GROWTH

Chesterfield County sits at the heart of the East Coast’s transportation network, making it a strategic hub for business. Within a **single day’s drive**, you can reach 45% of the U.S. population, connecting your company to markets with ease.

### SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

### DISTRIBUTION MADE EASY

- **UPS’s 350,000-square-foot regional hub** operates around the clock, with extended pick-up times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield’s connectivity.