

# FOR SALE

## 1.21 AC RETAIL PAD

1427 Anderson Hwy | Powhatan, VA 23113



**S.L. NUSBAUM**  
REALTY CO.



**SARAH SADLER**

Senior Associate

O. 804.533.5390

C. 804.277.6468

ssadler@slnusbaum.com

**ANDREW THACKER**

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



# PROPERTY SUMMARY

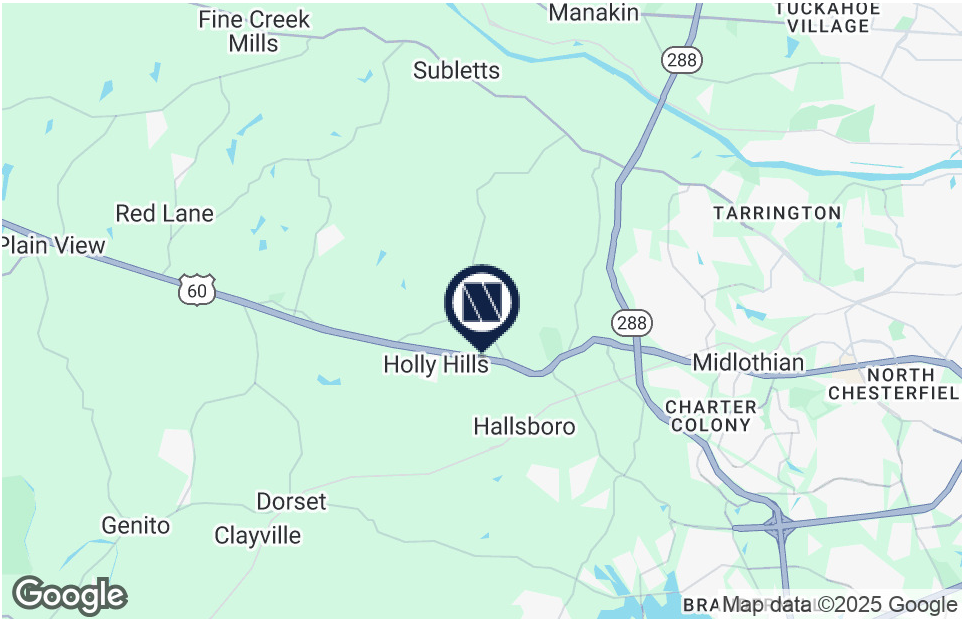
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## OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	1.21 Acres
Zoning:	Commercial

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	4,702	38,345	91,722
Total Households	1,657	14,084	33,577
Average HH Income	\$177,847	\$171,002	\$166,489

## PROPERTY OVERVIEW

Retail pad at the front of Oakbridge Office Park For Sale

## PROPERTY HIGHLIGHTS

- Potential for expansion to adjacent lot - 1.43 AC with 2,991 SF building
- 200+' frontage on Rt 60
- Close to the Powhatan/Chesterfield County line
- Water and Sewer available at the road
- Just minutes from Westchester commons, a 225,000 SF Mixed-use development



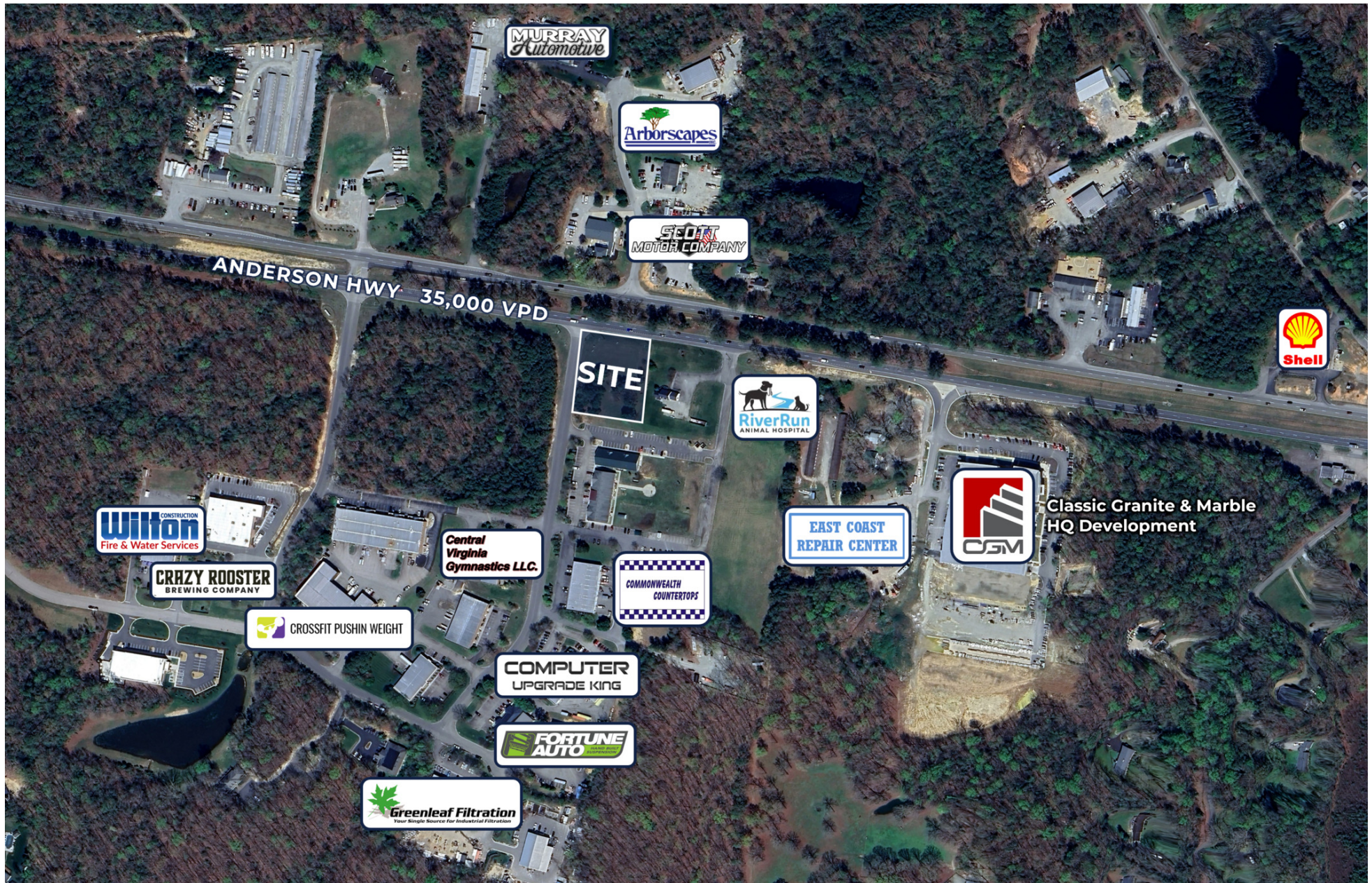
# AREA OVERVIEW

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# TRADE AREA

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# CONTACT INFORMATION

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