



# FOR SALE

## New Kent City Center

Emmaus Church Rd (Rt. 106)  
Providence Forge, VA 23140



+/- 1 to 44 acres available



## PROPERTY OVERVIEW

- > Immediate access to Interstate 64 at Exit 211
- > Over 4,000,000sf of Class A warehouse proposed within one mile radius, including 800,000sf currently under construction (AutoZone)
- > Route 106 Arterial Management Plan calls for addition of traffic lanes, median, turn lanes, and traffic signals maintaining full access to City Center site.
- > Over 2,100 residential units (mix of age restricted, single family, condo, and apartments) currently planned for the Farms of New Kent development

TOTAL ACREAGE	44 +/- acres
AVAILABLE LOTS	1 +/- to 44 acres (will subdivide)
ZONING	Economic Opportunity
UTILITIES	W, S, G & E in place

# LOCATION OVERVIEW

# DRIVE TIMES

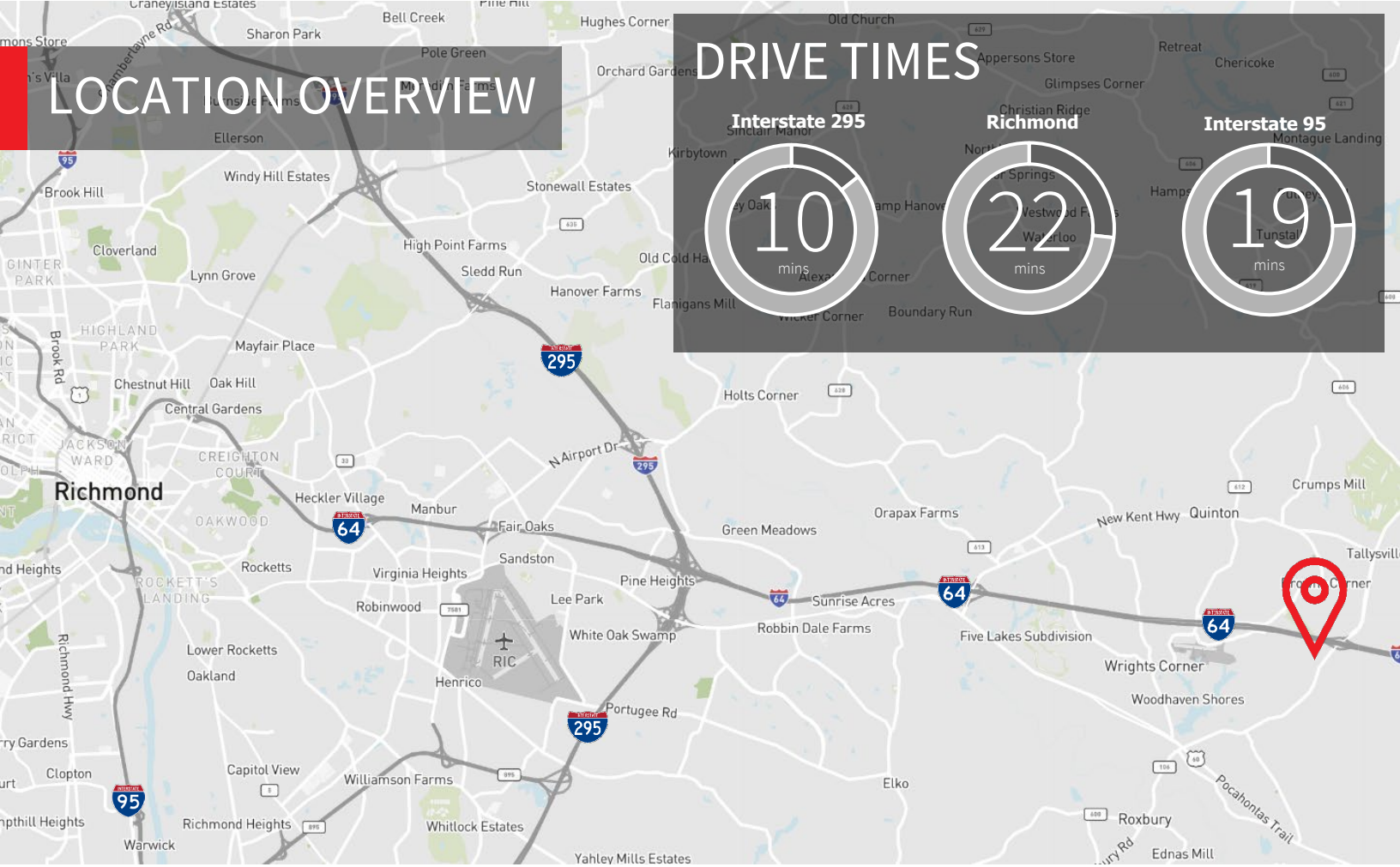
Interstate 295



Richmond



Interstate 95



2023	3 MILES	5 MILES	10 MILES
<b>Estimated Population</b>	4,476	11,608	31,407
<b>Daytime Population</b>	3,168	8,917	23,778
<b>Average Household income</b>	\$122,447	\$130,050	\$117,195
<b>Estimate Households</b>	1,823	4,535	12,365

Trends: 2022 – 2027 Annual Rate	3 MILES		5 MILES		10 MILES	
	New Kent	National	New Kent	National	New Kent	National
<b>Population Summary Trends</b>	1.91%	0.25%	1.58%	0.25%	0.86%	0.25%
<b>Households</b>	1.96%	0.31%	1.63%	0.31%	0.87%	0.31%
<b>Families</b>	1.91%	0.28%	1.56%	0.28%	0.83%	0.28%
<b>Owner HHs</b>	2.21%	0.53%	1.75%	0.53%	0.97%	0.53%

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