

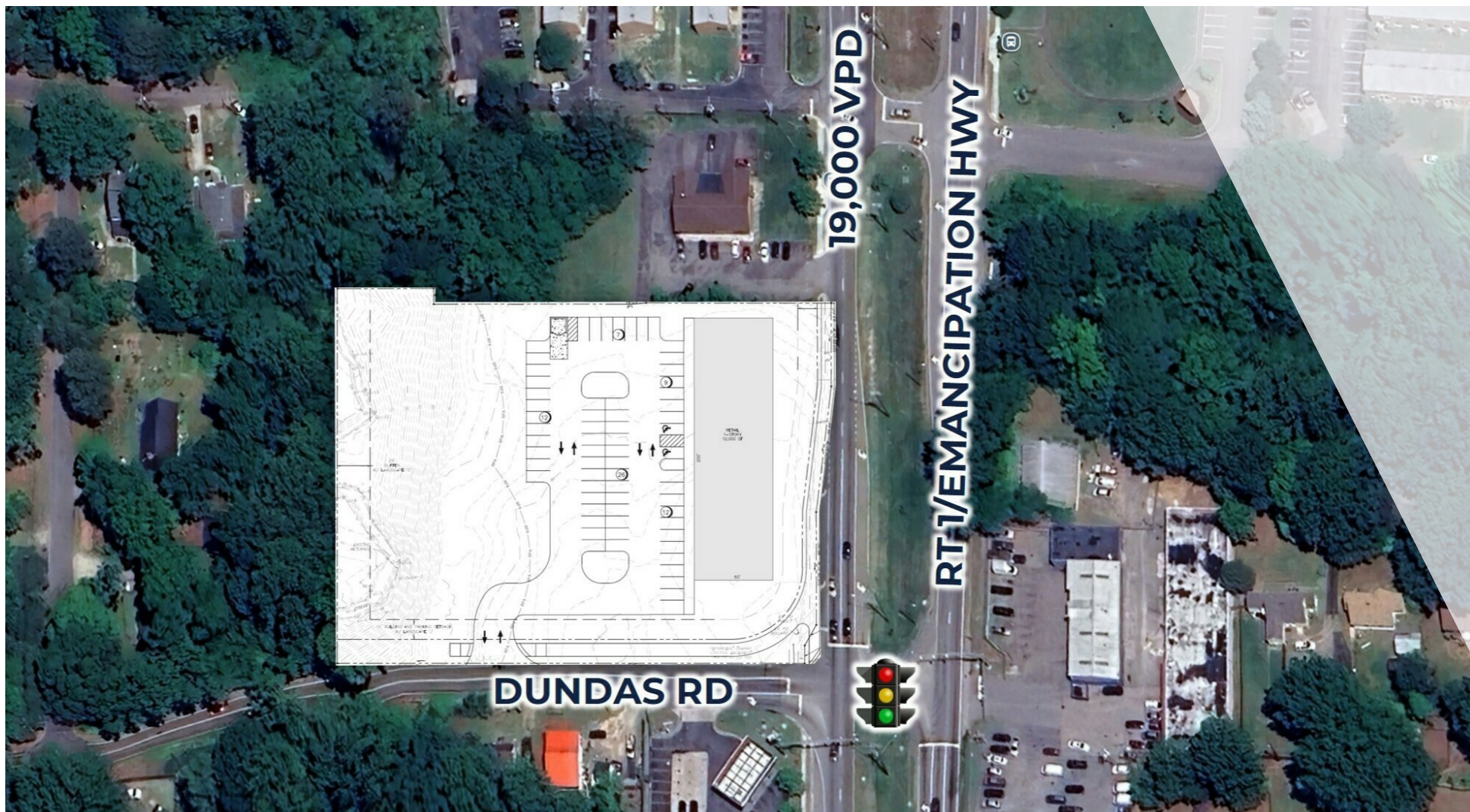
FOR SALE

RETAIL DEVELOPMENT OPPORTUNITY

2600 Dundas Rd | Richmond, VA 23234



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER

XTEAM
RETAIL ADVISORS

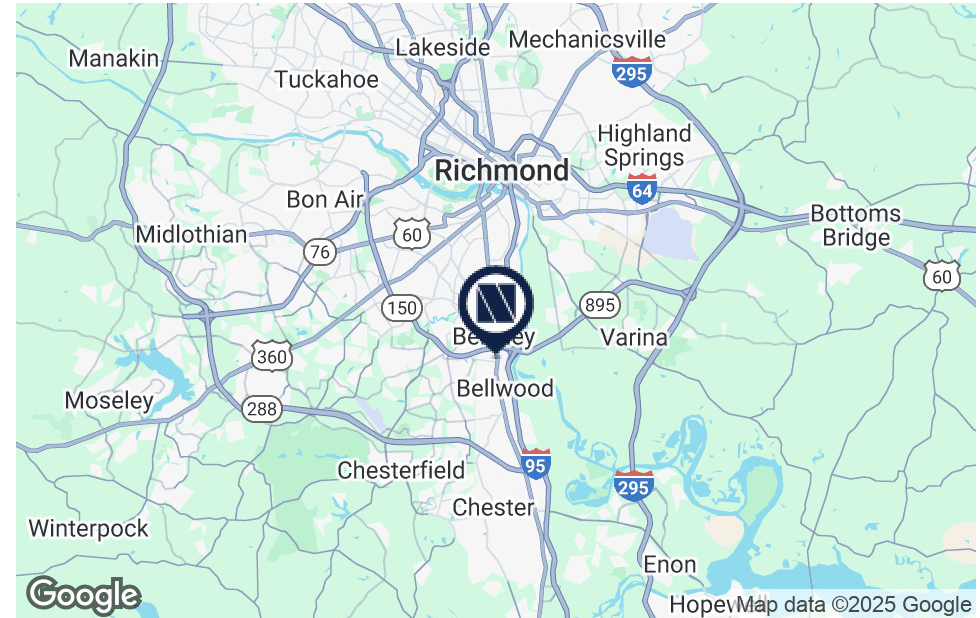
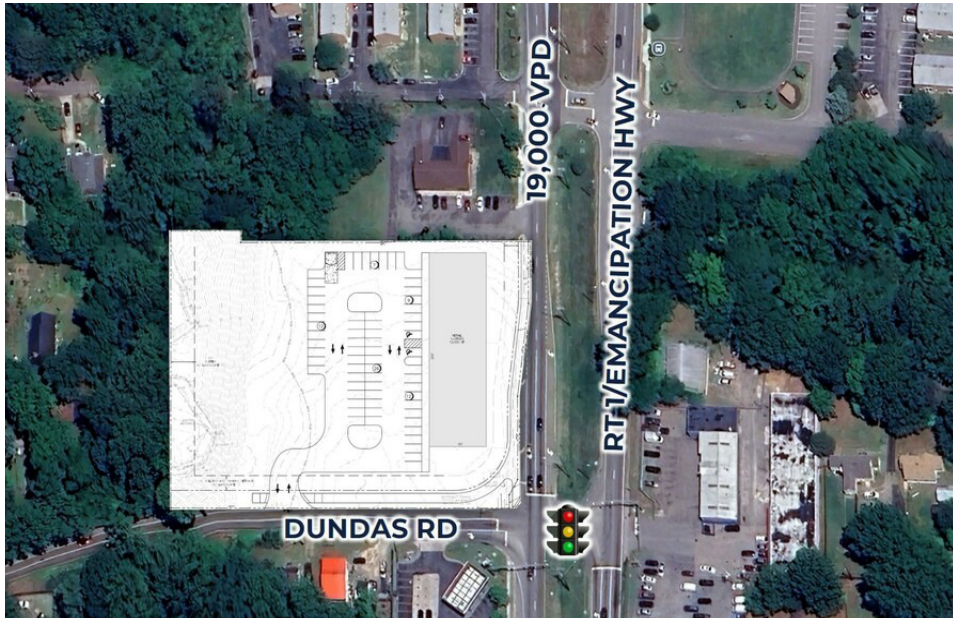
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.347 Acres
Price / Acre:	\$276,949
Zoning:	C3

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Daytime Population	6,373	48,281	108,181
Total Households	2,190	12,874	38,925
Average HH Income	\$60,082	\$85,397	\$86,421

PROPERTY OVERVIEW

2.347 AC Retail Development Opportunity

PROPERTY HIGHLIGHTS

- Signalized intersection of Dundas Road & Rt 1/Emancipation Hwy
- Less than 1/2 mile to Rt 150/Chippenham Pkwy
- ±0.8 miles to I-95 Exit 67 (VPD 113,000)
- 4 Miles to Rt 288 & I-95

TRADE AREA

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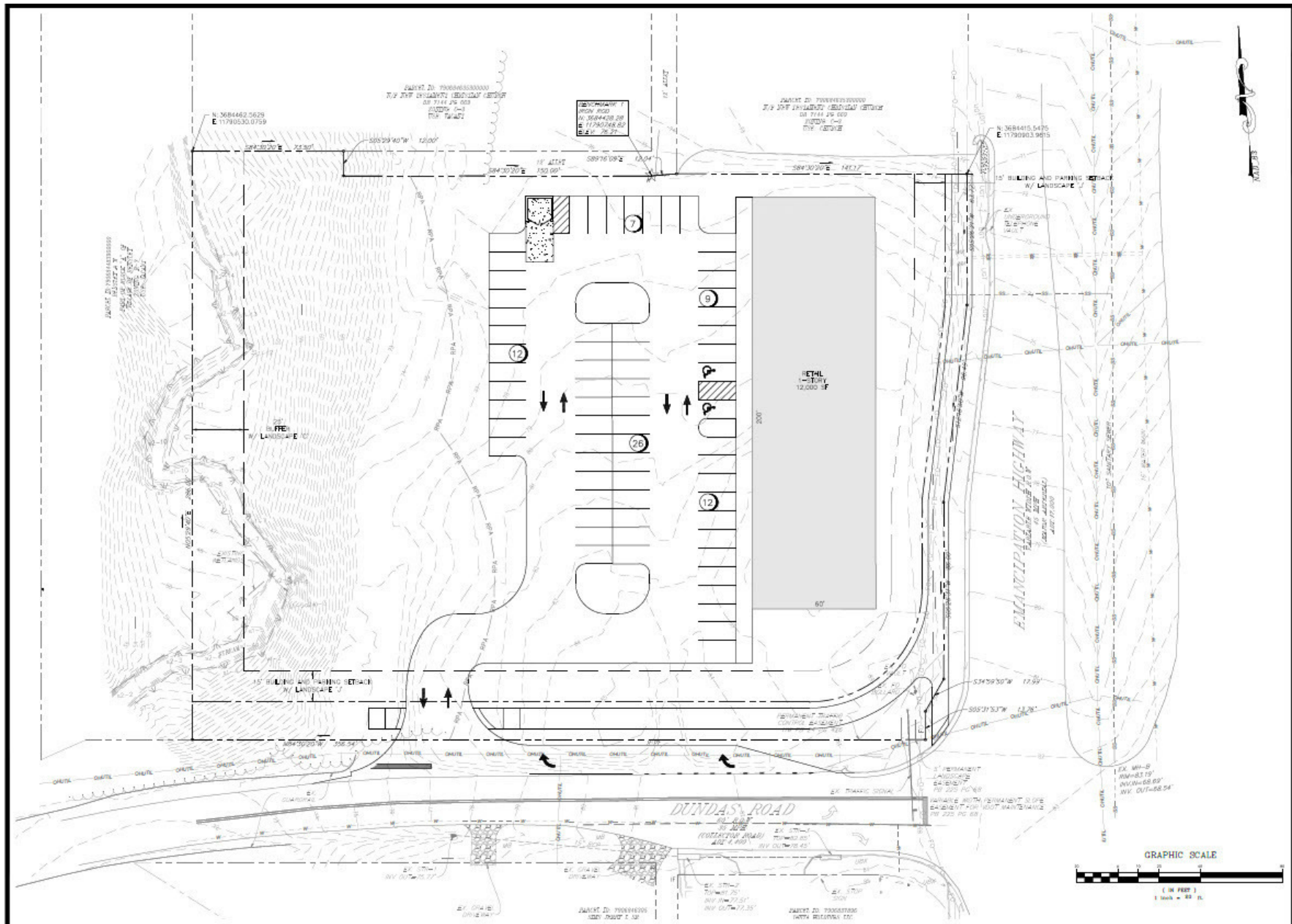
SCHEMATIC LAYOUT

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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