

# FOR SALE & LEASE

## ASHCAKE RETAIL CENTER

US 301 & New Ashcake Rd | Mechanicsville, VA 23116



S.L. NUSBAUM  
REALTY CO.



DEPLOY DEVELOPMENT GROUP LLC  
BUILDING FOR THE FUTURE



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**XTEAM**  
RETAIL ADVISORS

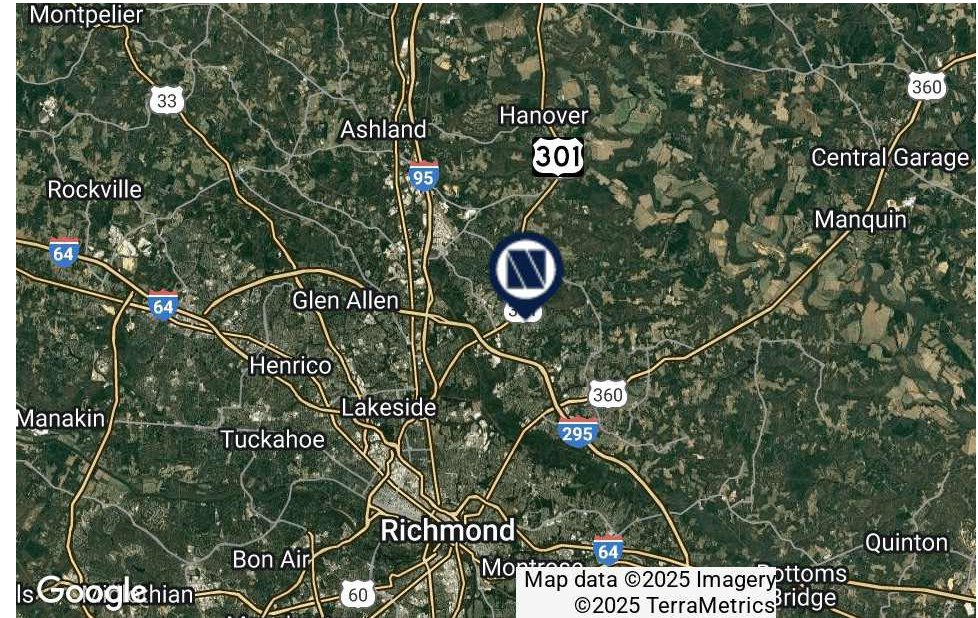
# PROPERTY SUMMARY

## ASHCAKE RETAIL CENTER

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### OFFERING SUMMARY

Pricing:	<b>Lot 2</b> - \$97,500 (GL - Rough Pad Delivered)
	<b>Lot 3</b> - \$97,500 (GL - Rough Pad Delivered)
	<b>Lot 4</b> - \$700,000 + prorata share of site work
	<b>Lot 5</b> - \$700,000 + \$175,000 per Acre for site work
	<b>Lot 6</b> - GL or Sale - Call Agent for Pricing

Lot Size:	2.25+ Acres
Zoning:	B2

### TRAFFIC COUNT

	VPD
Chamberlayne Rd (Rt. 301)	17,000

### PROPERTY OVERVIEW

Join a National C-Store in New Development!

### PROPERTY HIGHLIGHTS

- County Water - Septic Field
- Shared Stormwater Management System
- Lot Delivery - Rough Graded Pads with Ingress/Egress Network in Place
- Major Signalized Artery of Rt. 301
- Over 4,000 Students within 1 Mile of Site

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	10,176	23,592	49,812
Total Population	28,374	61,641	127,314
Average HH Income	\$158,103	\$133,387	\$114,567

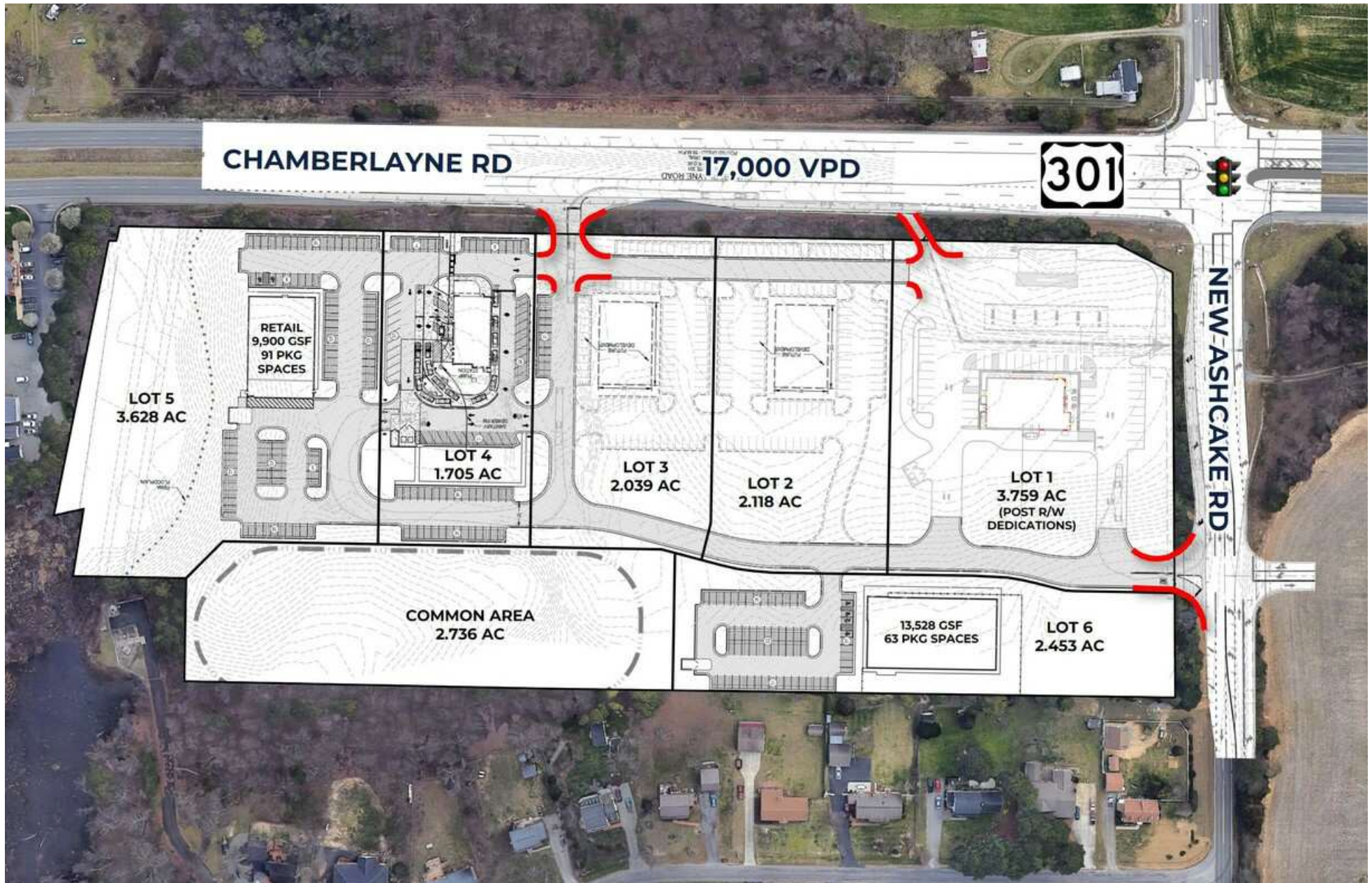
# CONCEPTUAL SITE PLAN

ASHCAKE RETAIL CENTER

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# TRADE AREA

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# CONTACT INFORMATION

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**COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

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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**PROUD PARTNER**

**XTEAM**

RETAIL ADVISORS

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