

FOR SALE

DEVELOPMENT OPPORTUNITY AT SIGNALIZED INTERSECTION!

521 East Hundred Road | Chester, VA 23836



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

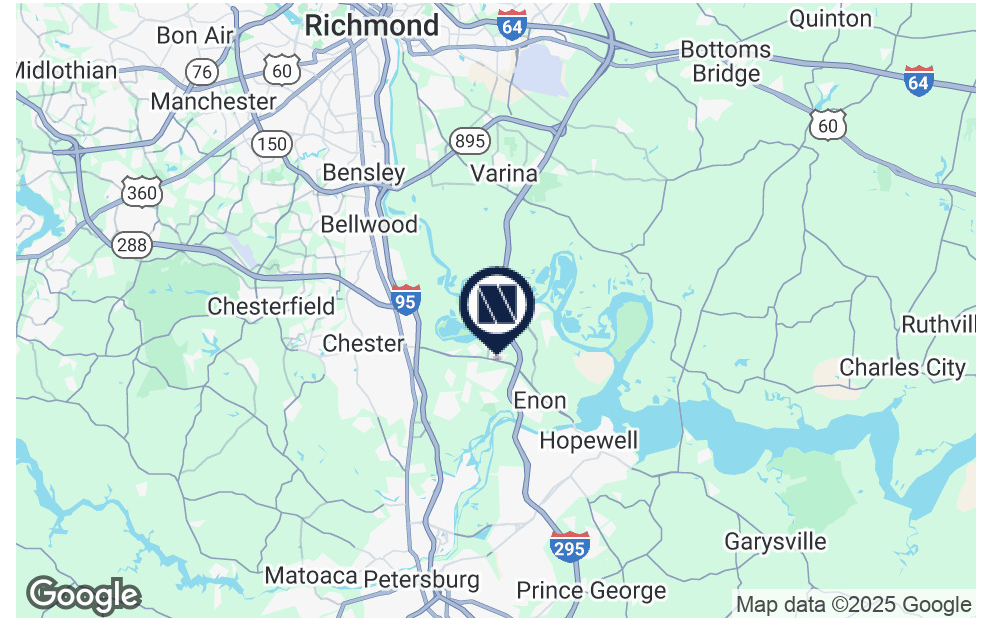
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OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	1.23 Acres
Zoning:	A

Royal Farms Planned

Meadowville Technology Park Expansion

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Population	21,107	59,108	117,761
Total Households	5,386	18,317	36,731
Average HH Income	\$136,895	\$105,875	\$101,677

PROPERTY OVERVIEW

±1.23 Acres of prime land, perfect for your next development project. Conveniently located with easy access to major roads and local amenities, this land provides an excellent opportunity for builders and investors alike.

Strategically located and designated for Community Business in Chesterfield County's land use plan.

PROPERTY HIGHLIGHTS

- Signalized intersection at corner of E. Hundred Rd (Rt 10) and Bermuda Orchard Ln
- ±0.5 miles to I-295
- Located in a strong retail corridor with prominent national office and industrial users such as Hewlett Packard, Amazon.com, and Northrop Grumman
- Growing Chesterfield County submarket with expanding residential and commercial growth

TRADE AREA

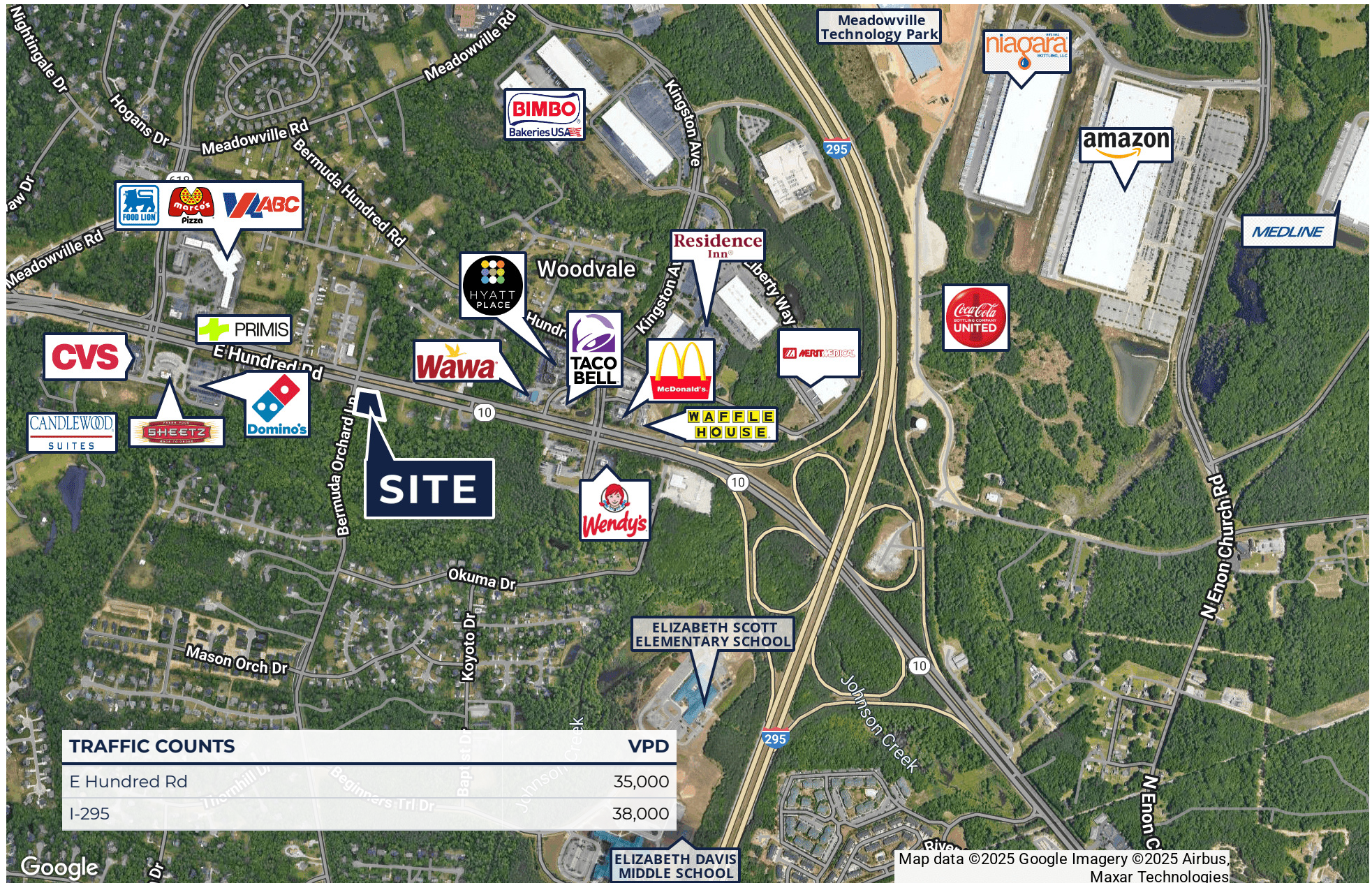
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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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