

ROUTE 10 & I-295

Chester, VA

FOR SALE

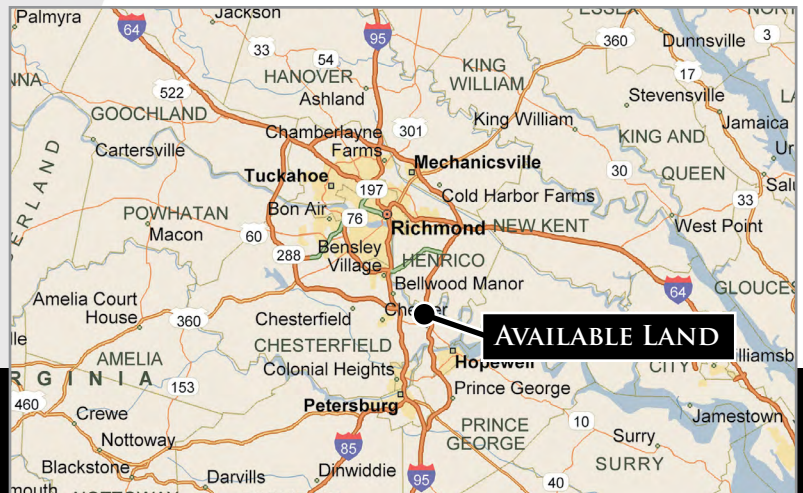


+/- 5.1 ACRES ALONG ROUTE 10 IN CHESTER, VIRGINIA

PROPERTY HIGHLIGHTS:

- ▶ Three parcels totaling 5.1+/- acres
- ▶ Excellent location along Route 10 just off I-295; Accessible both directions from Route 10 through median cut
- ▶ Adjacent to Wawa & Hyatt Place Hotel at entrance to River's Bend Center
- ▶ High traffic location, Route 10: 40,000 vpd
- ▶ Strong retail corridor as well as national office and warehouse users, including Hewlett Packard, Amazon.com & Northrop Grumman
- ▶ Zoned C-3 with all public utilities available

Demographics	1 Mile	3 Miles	5 Miles
Population	6,837	15,092	53,273
Household Income	\$109,562	\$101,053	\$77,246
Households	1,430	3,633	16,312



**DOMINION
COMMERCIAL**

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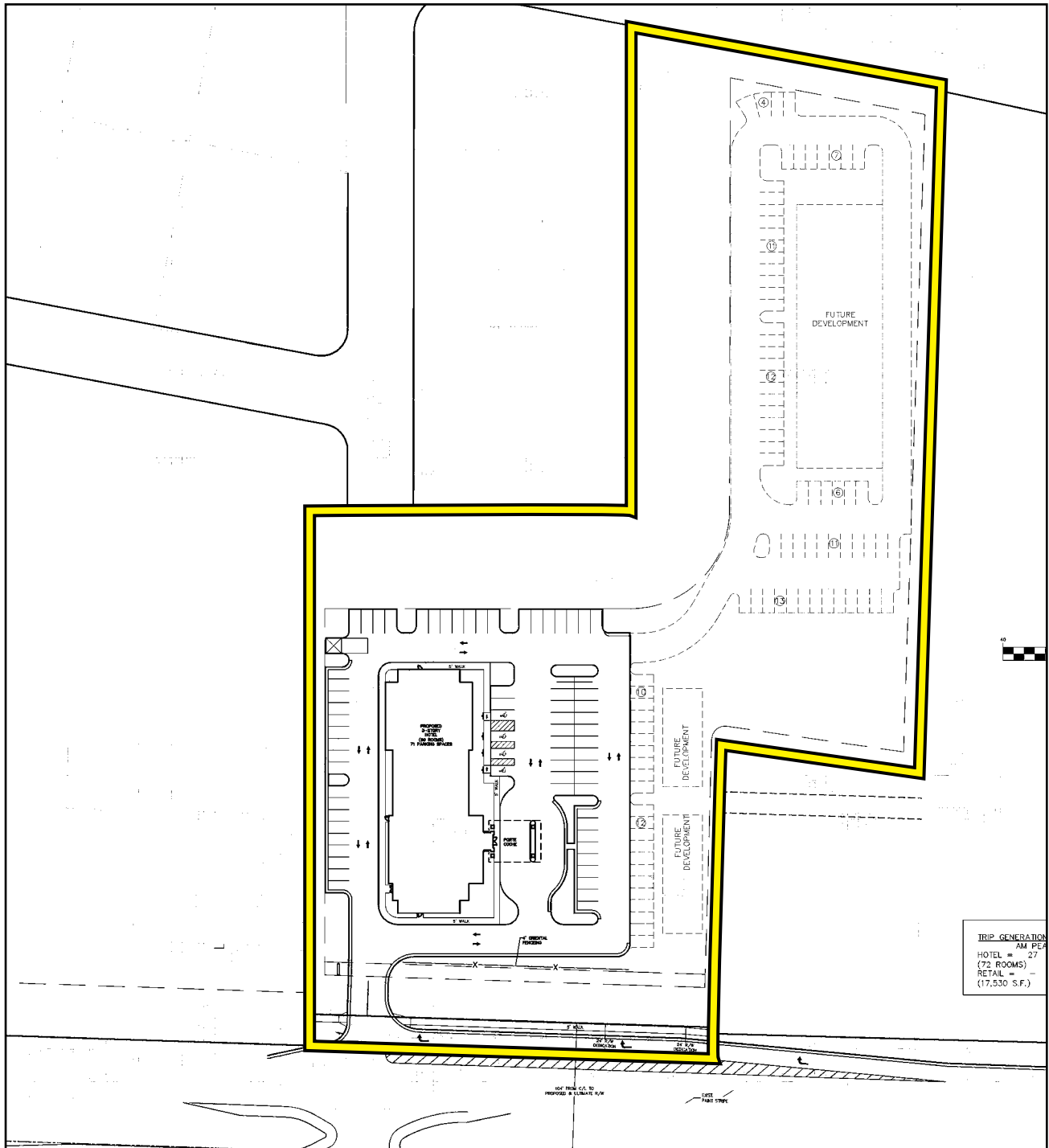
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