

# LAND FOR SALE

## Rt 1/N. Washington Hwy @ Kings Acres Road Ashland, VA 23005 | Hanover County



### Exclusive Agent:

Clifford B. Porter, CCIM, SIOR  
804.521.1442  
[cliff@porterinc.com](mailto:cliff@porterinc.com)

4801 Radford Avenue  
PO Box 6482  
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### 37.8 Total Acres

- 37.8 total acres
- Zoned B-3 & A-1
- Access to I-95 off Atlee/Elmont Exit
- Water on Kings Acres Road
- Existing 30" PVC sanitary sewer adj. N. of Chickahominy River
- Call for additional information



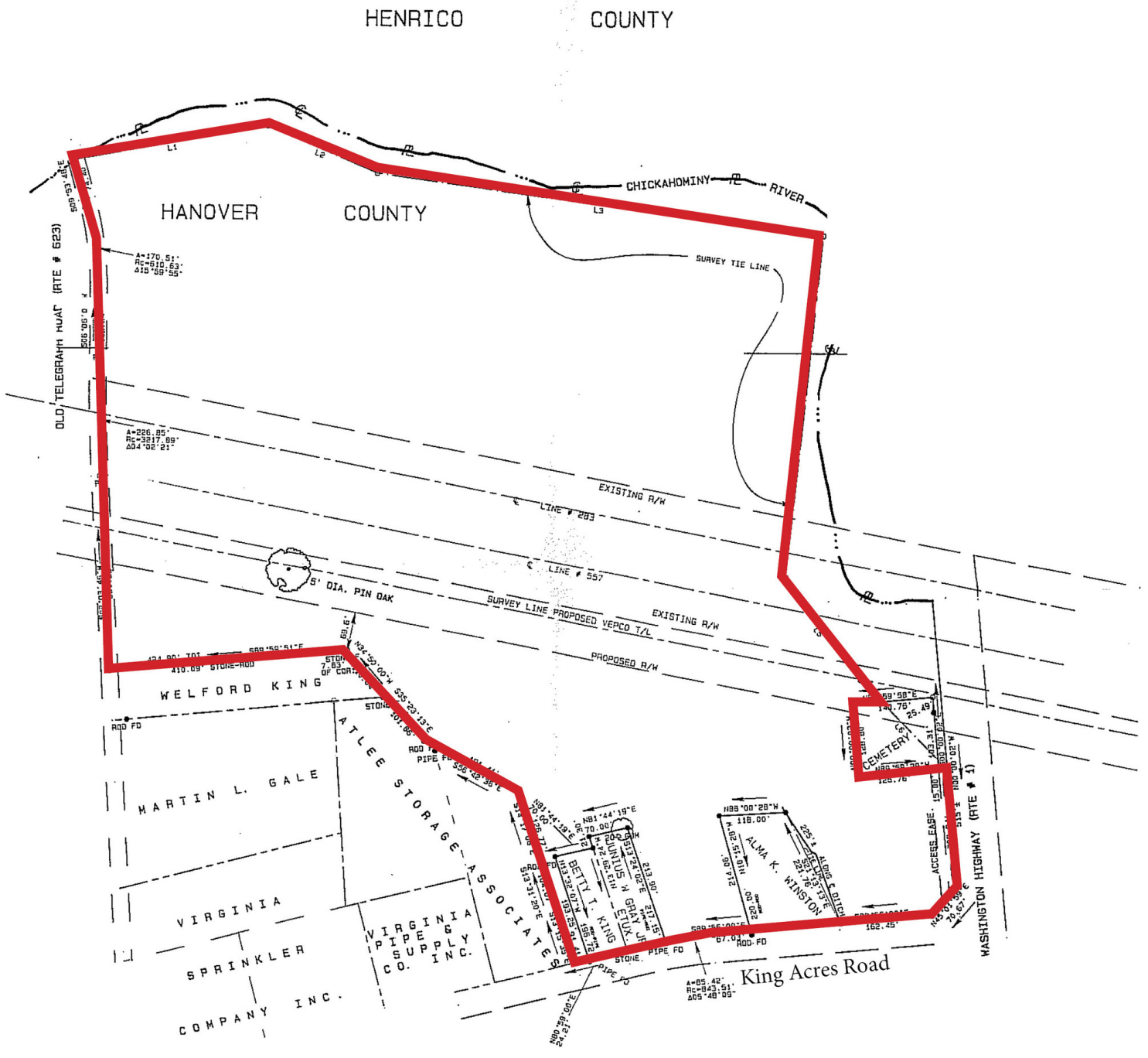
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## 37.8 ACRES For Sale



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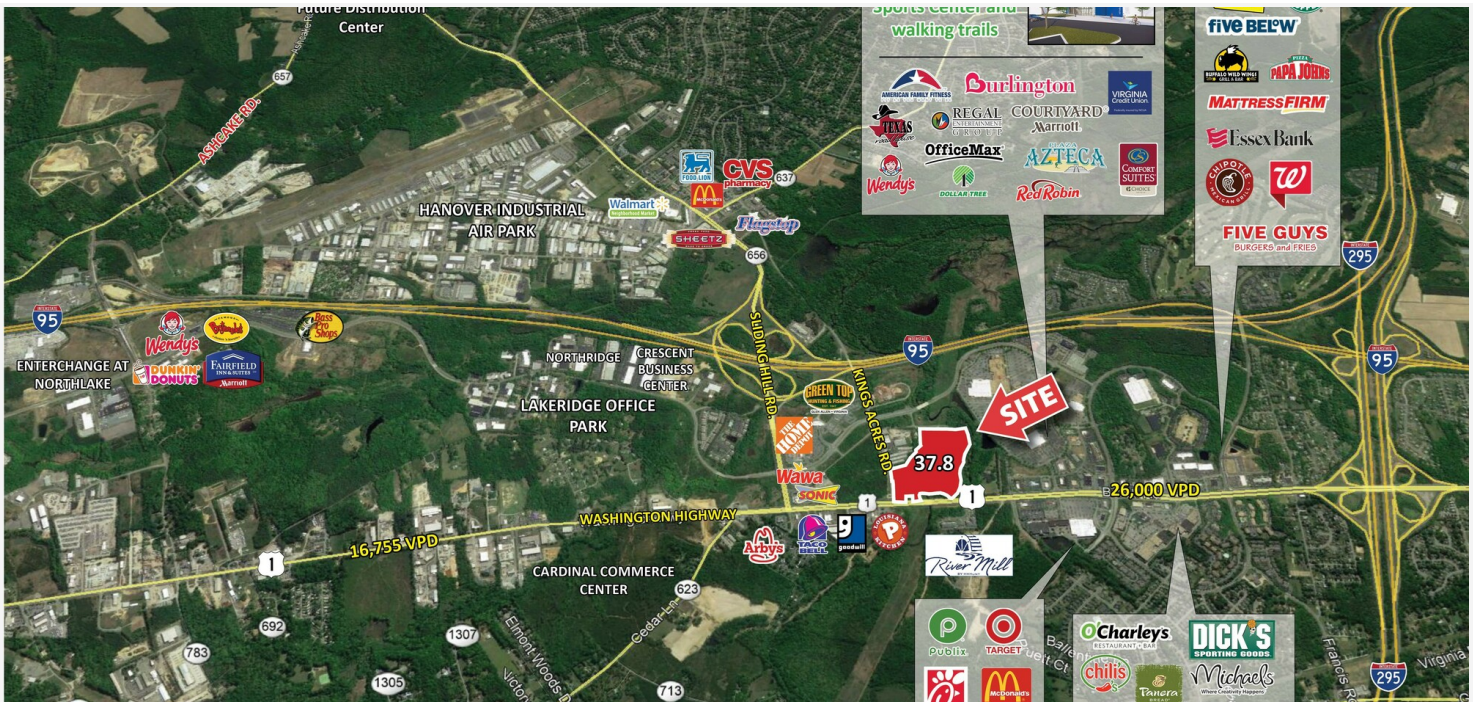
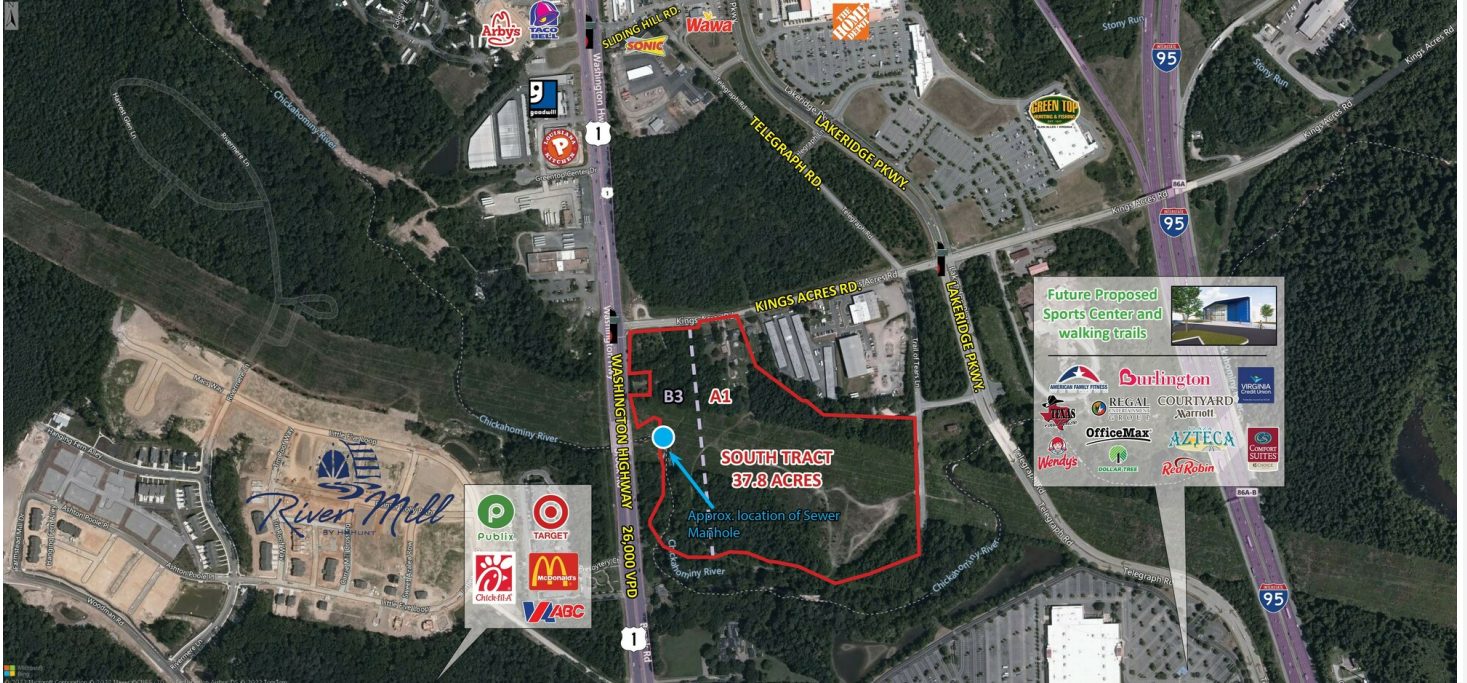


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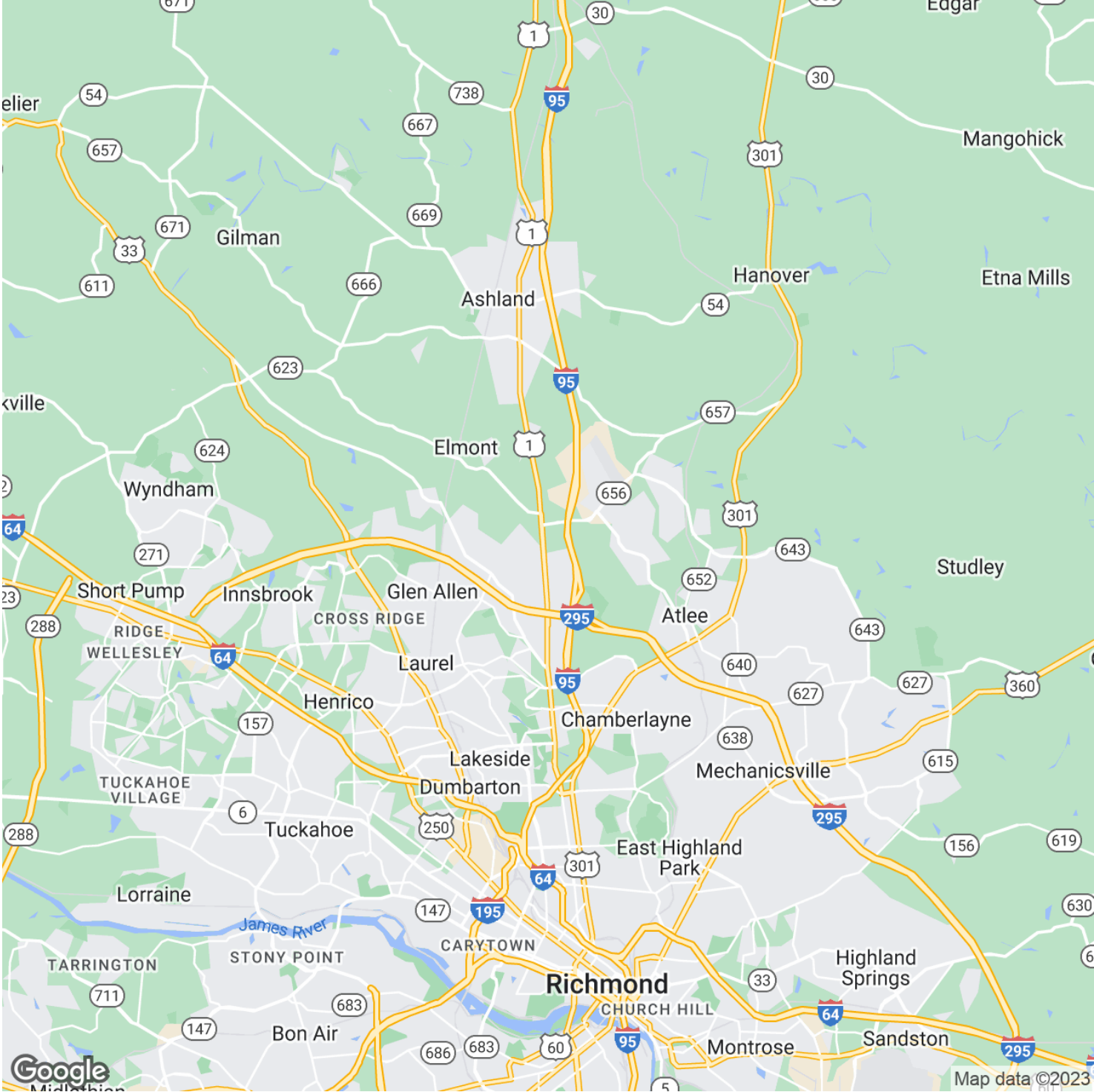


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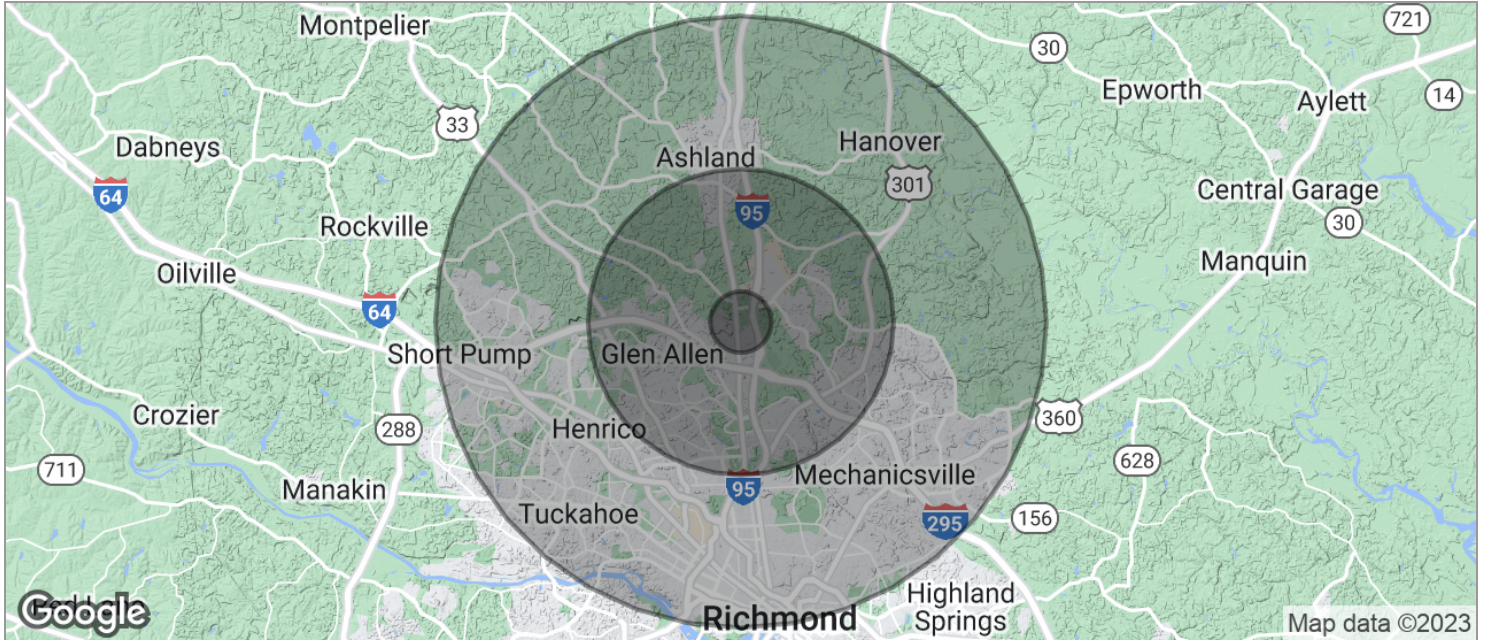


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## 37.8 ACRES For Sale



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,499	82,496	402,127
MEDIAN AGE	36.9	39.9	36.5
MEDIAN AGE (MALE)	34.5	37.4	34.8
MEDIAN AGE (FEMALE)	39.3	41.7	38.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	942	32,480	163,648
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$81,782	\$80,893	\$75,068
AVERAGE HOUSE VALUE	\$272,461	\$266,995	\$279,992

\* Demographic data derived from 2020 ACS - US Census

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