

# FOR SALE OR GROUND LEASE

1.96 AC DEVELOPMENT SITE

4712 & 4716 Nine Mile Road | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



## CARTER WELLS

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**XTEAM**

RETAIL ADVISORS

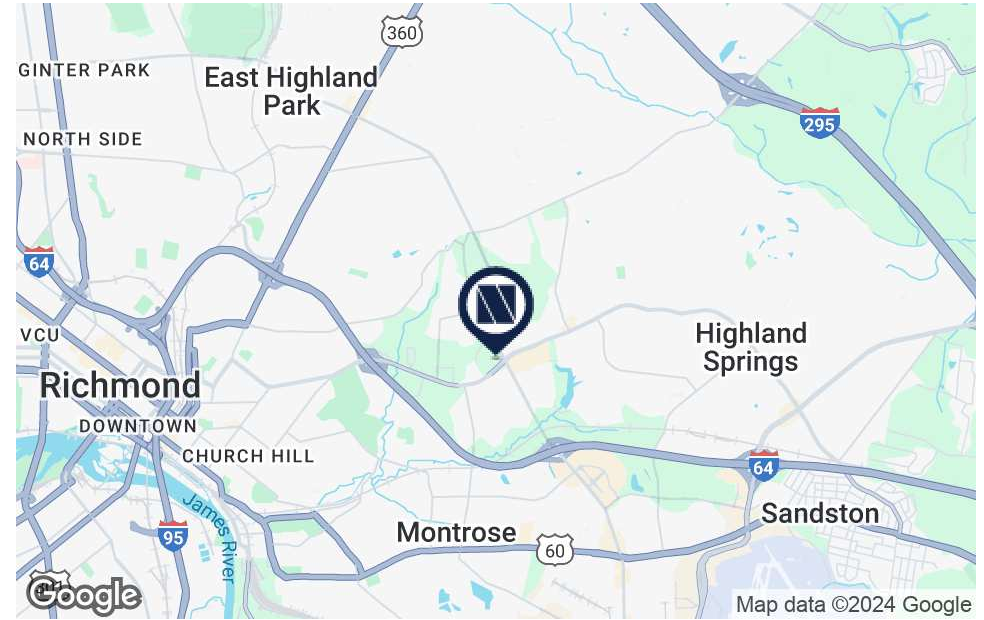
# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate:	\$65,000.00 per year (Ground)
Lot Size:	1.96 Acres
Zoning:	B3, B3C, R3 & R4

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,061	77,141	186,328
Total Households	3,373	33,154	81,291
Average HH Income	\$69,419	\$74,089	\$79,260

## PROPERTY OVERVIEW

### 1.96 AC Development Site

## PROPERTY HIGHLIGHTS

- 1 mile to I-64 Interchange (two access points down Nine Mile Rd - Exit 193 & down S Laburnum Ave - Exit 195)
- 24,000 VPD on Nine Mile Rd; 25,000 VPD on N Laburnum Ave
- Nearby retailers include: Wal-Mart, Dunkin', Dollar Tree, 7-Eleven, MedExpress Urgent Care, Chick-Fil-A, McDonalds & Bojangles

# GIS AERIAL

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# TRADE AREA

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# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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