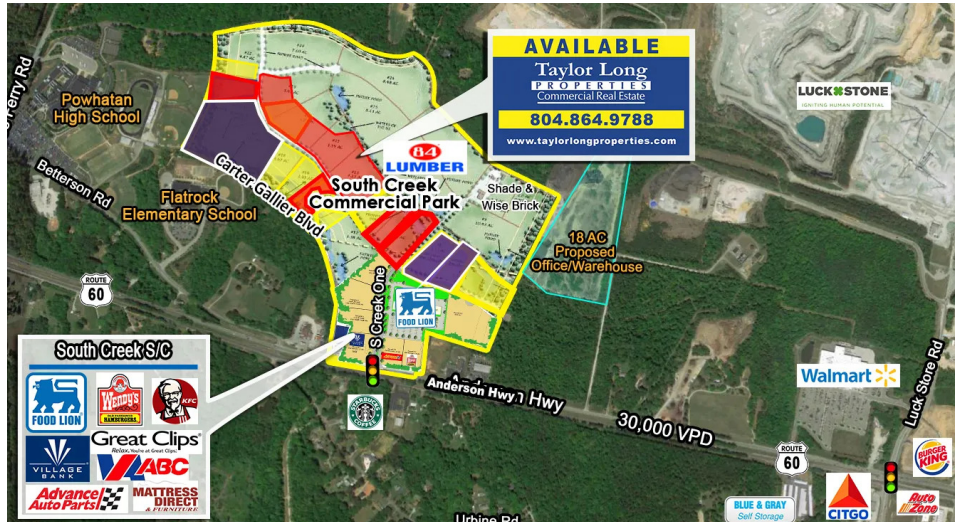


SOUTH CREEK INDUSTRIAL PARK

1800 SOUTH CREEK ONE POWHATAN, VA 23139

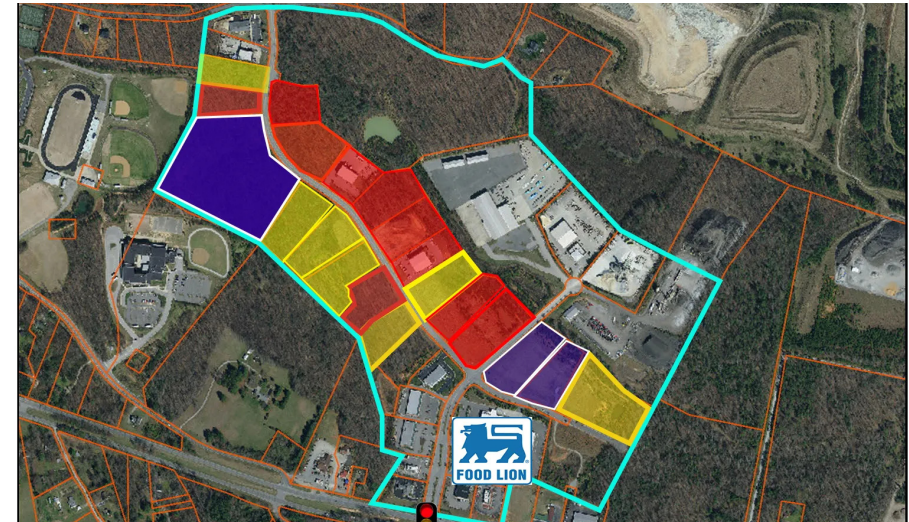


PROPERTY DESCRIPTION

1.796 - 5.00 Acres of 7 Industrial Parcels Available in Powhatan

PROPERTY HIGHLIGHTS

- Excellent easy access and adjacent to South Creek Shopping Center
- Less than 1 mile west of Wal-Mart Supercenter
- Public utilities available
- No gross receipts sales tax
- Located only 6 miles west of Rt. 288
- Located in the heart of Powhatan Gateway Center



OFFERING SUMMARY

Sale Price:	Ask Agent
Lot Size:	72.13 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	154	4,427	23,625
Total Population	373	11,168	69,887
Average HH Income	\$89,081	\$95,087	\$112,398

For more information:



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

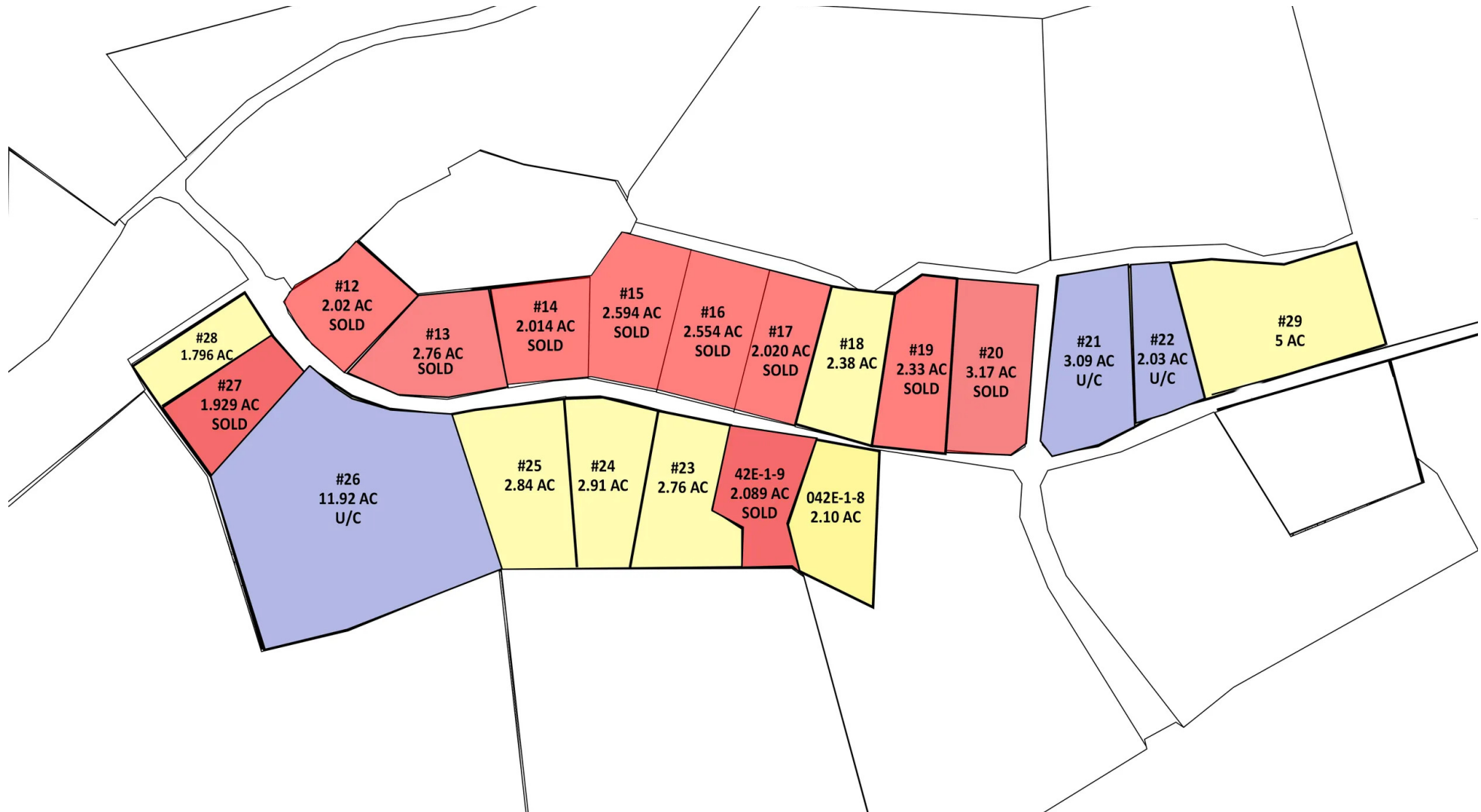
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

INDUSTRIAL SITES FOR SALE

SOUTH CREEK INDUSTRIAL PARK

1800 SOUTH CREEK ONE POWHATAN, VA 23139

Taylor Long
PROPERTIES
Commercial Real Estate



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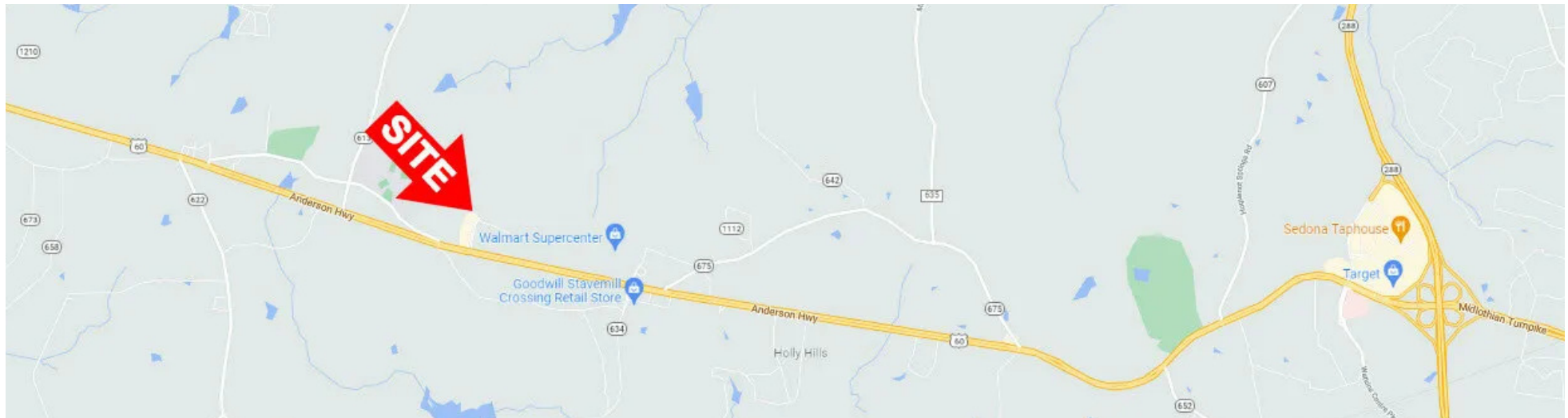
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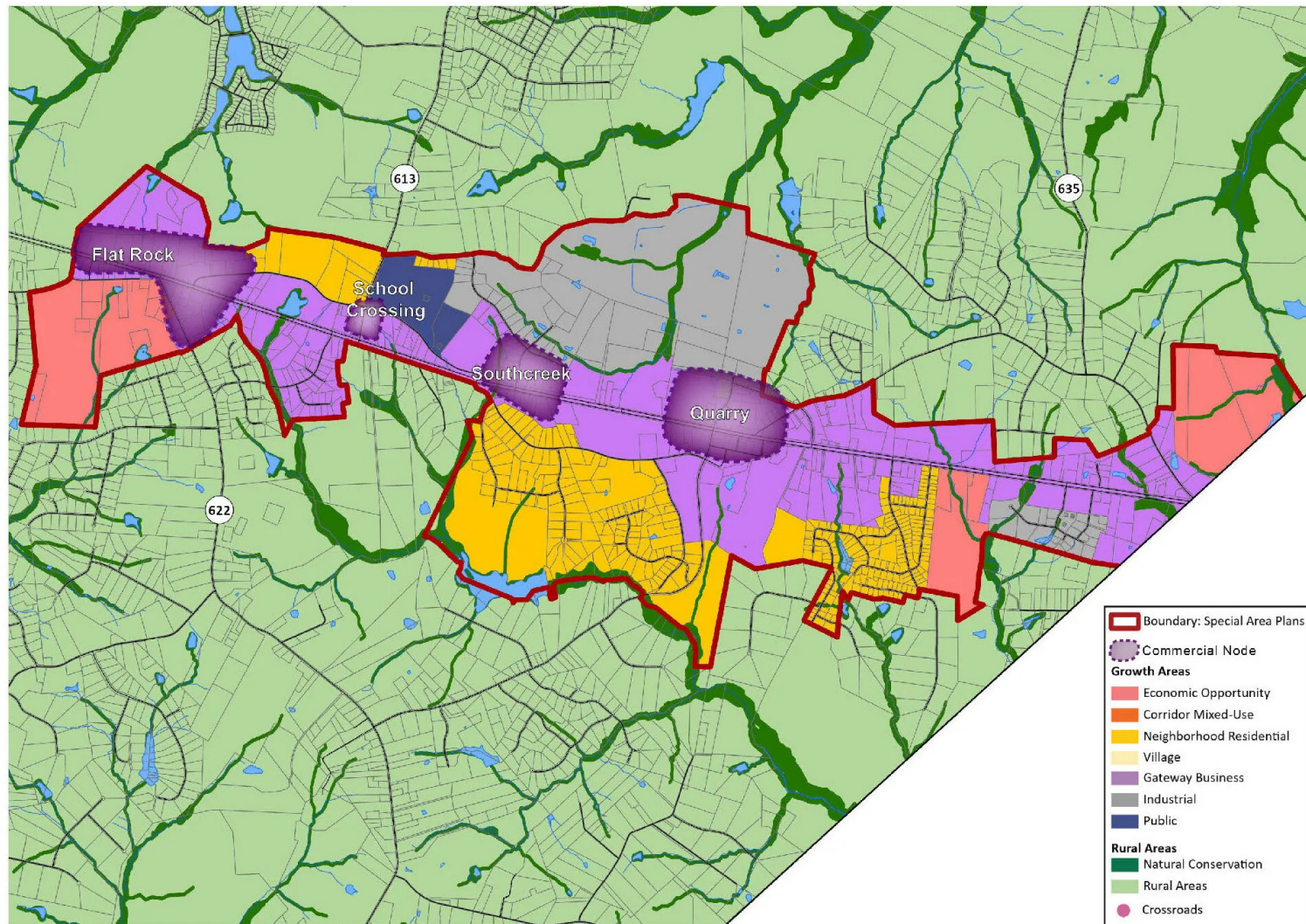
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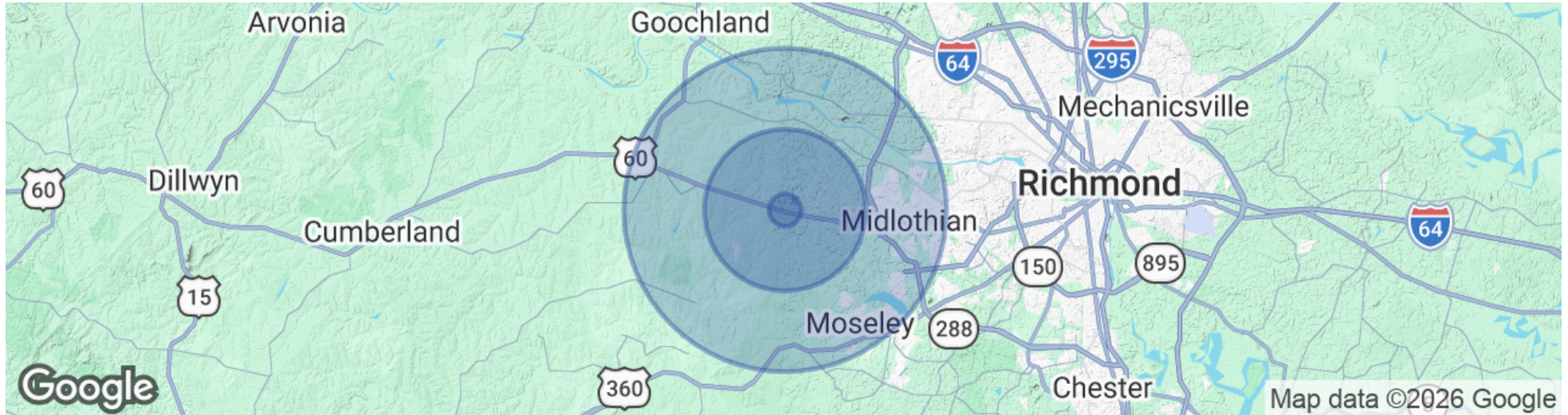
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1800 SOUTH CREEK ONE POWHATAN, VA 23139



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	373	11,168	69,887
Average Age	44.9	42.1	39.8
Average Age (Male)	43.8	41.6	39.0
Average Age (Female)	45.2	42.2	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	154	4,427	23,625
# of Persons per HH	2.4	2.5	3.0
Average HH Income	\$89,081	\$95,087	\$112,398
Average House Value	\$310,438	\$327,883	\$398,149

For more information:

**ROBERT MARSHALL**

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