

An aerial photograph of a large property, primarily green with some buildings and a road. A yellow outline highlights a specific area within the property. A road labeled '33' is visible. The image is overlaid with a blue geometric pattern in the top right corner.

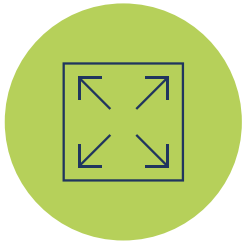
53.18 AC / 41± Usable

FOR SALE | 13264 MOUNTAIN ROAD, GLEN ALLEN, VA

CBRE

Property Features

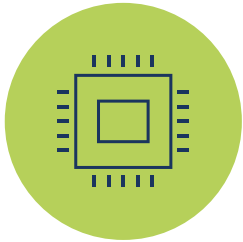
13264 MOUNTAIN ROAD



53.18 Total Acres/ 41± Usable



Manufacturing Zoning (M-2)
in Hanover County



Served by 7.5 MW
industrial/
manufacturing power +
potential for more



53.18/41±

TOTAL/USABLE ACRES

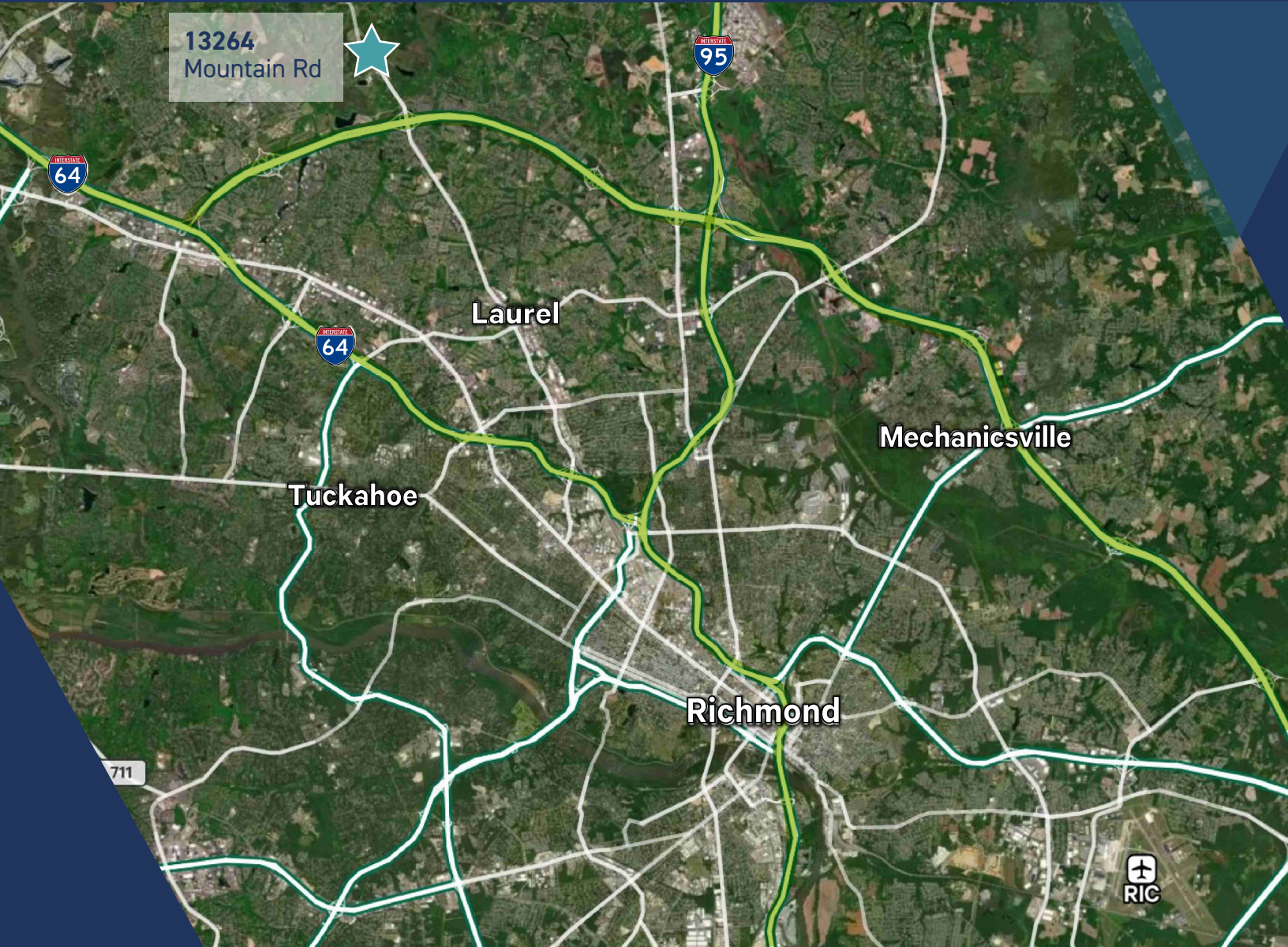
7.5 MW

POWER

\$1M

EST. DEMO COST

Location Map



I-295

1.4 Miles

RICHMOND INT'L AIRPORT

24.2 Miles

I-64

5.2 Miles

PORT OF RICHMOND

23.7 Miles

I-95

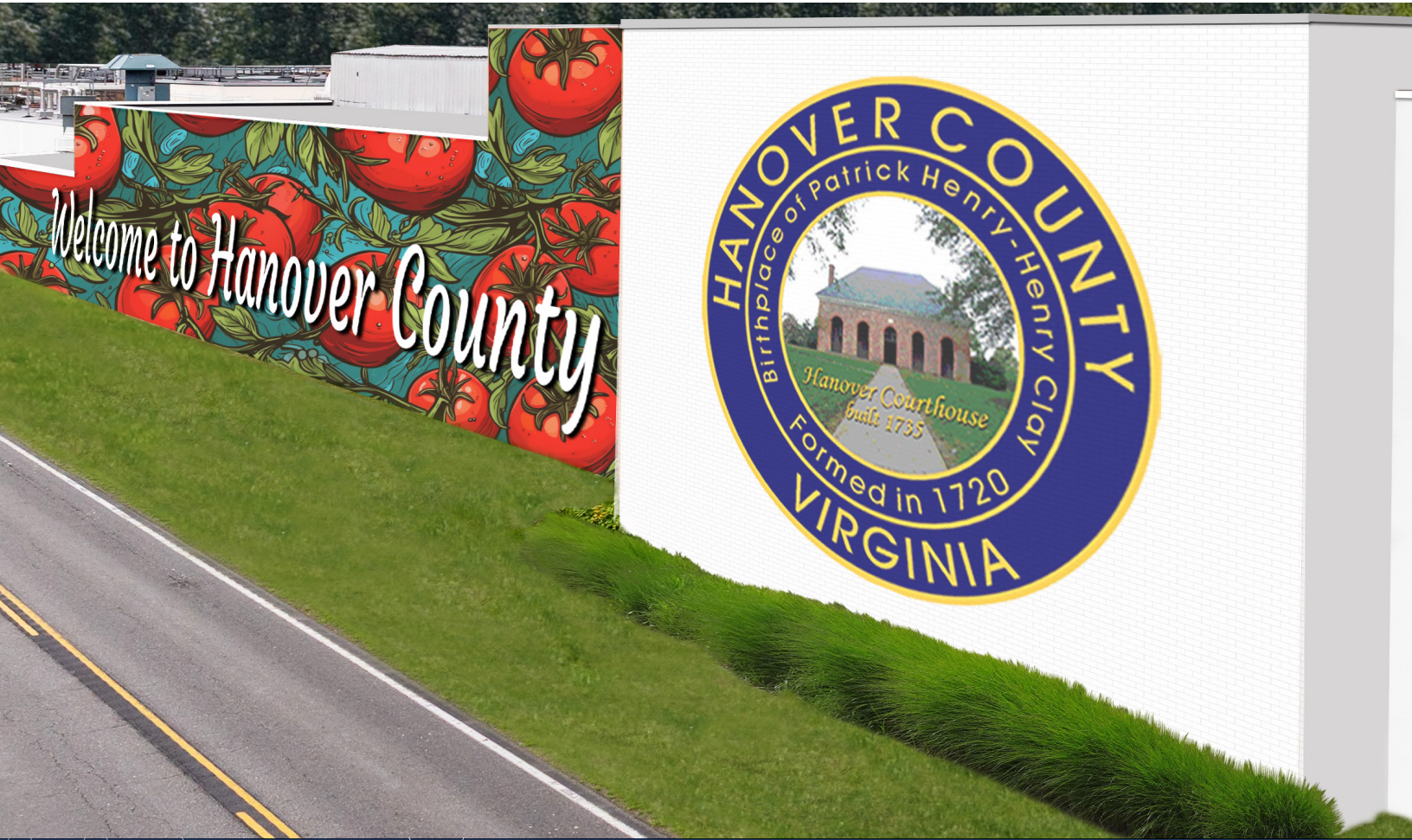
9.6 Miles

PORT OF NORFOLK

108 Miles

Local Demographics

	1 Mile	3 Miles	5 Miles
Population - 2025	311	27,901	106,086
Population - 2030 Est.	333	28,587	110,588
Households - 2025	126	9,837	42,094
Households - 2030 Est.	130	9,983	42,862
2025 Avg. Household Income	\$154,599	\$170,370	\$139,479
Daytime Employment	397	12,604	53,967
Businesses	57	1,424	5,488

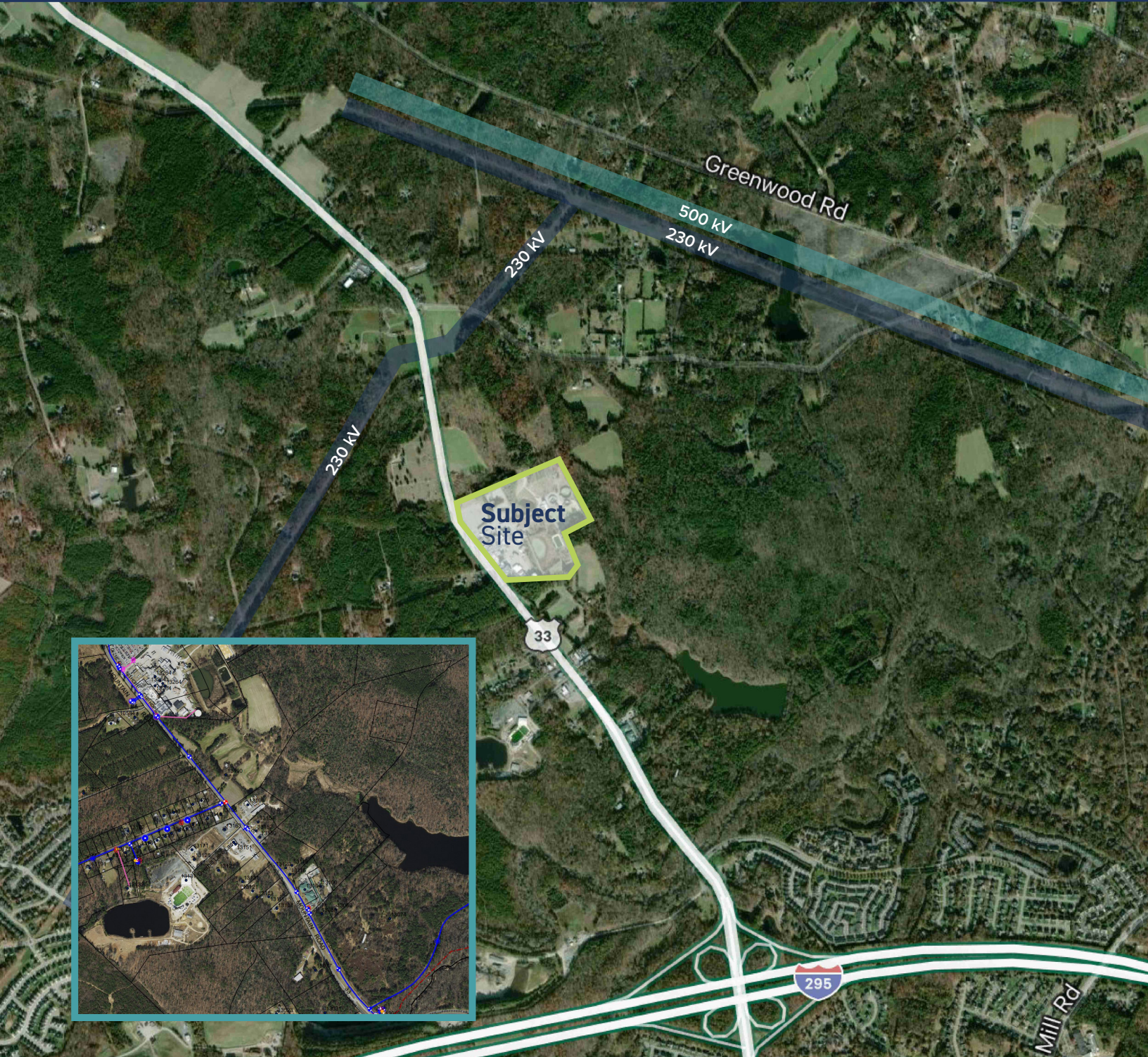


Power & Utility Map

230/500 kV
POWER

800,000
GALLONS/DAY

23,000+
AMPS





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CBRE

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