



POWHATAN MIXED USE OPPORTUNITY

MIDLOTHIAN TPKE / ANDERSON HWY | POWHATAN, VA 23113

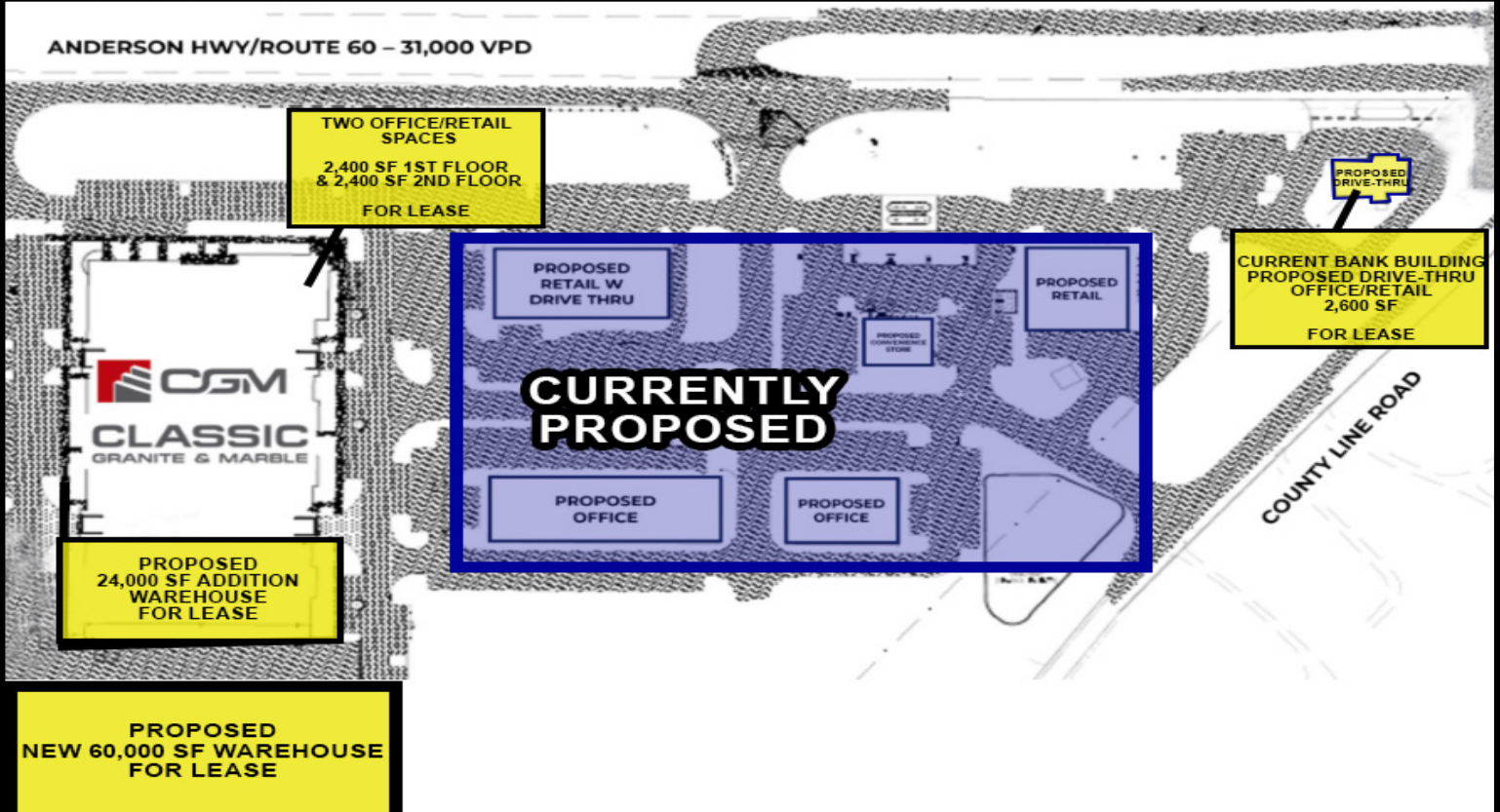
FEATURES

- **Two Office/Retail spaces for lease - 2,400 SF (1st floor) & 2,400 SF (2nd floor)**
- **Current Bank building w/ Drive-thru - Office/Retail - 2,600 SF**
- **Proposed New Addition - 24,000 SF Warehouse**
- **Proposed New Building - 60,000 SF Warehouse**
- Located in the Powhatan Retail Submarket - One of the most rapidly growing markets in the Metro Richmond area
- Proposed Retail, Office and Drive-Thru in 18.23 AC Mixed-use property
- 31,000 VPD on Anderson Hwy/Rte 60
- Less than 3 miles from Westchester Commons and Rte 288
- Proposed Powhite Pkwy Extension
- Approx. 3,000 New Residencies approved or under construction in a 3 mile radius of the property

SPACE TYPE	Retail/Office & Warehouse
AVAILABLE SPACE	2,400 - 60,000 SF for Lease
ASKING PRICE	Ask Agent

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Population	7,373	39,405	220,735
Avg HH Income	\$150,366	\$142,111	\$122,768
Daytime Employment	2,834	11,750	78,719
Traffic Count	35,000 VPD on Midlothian Tpke		

* Detailed demographics upon request



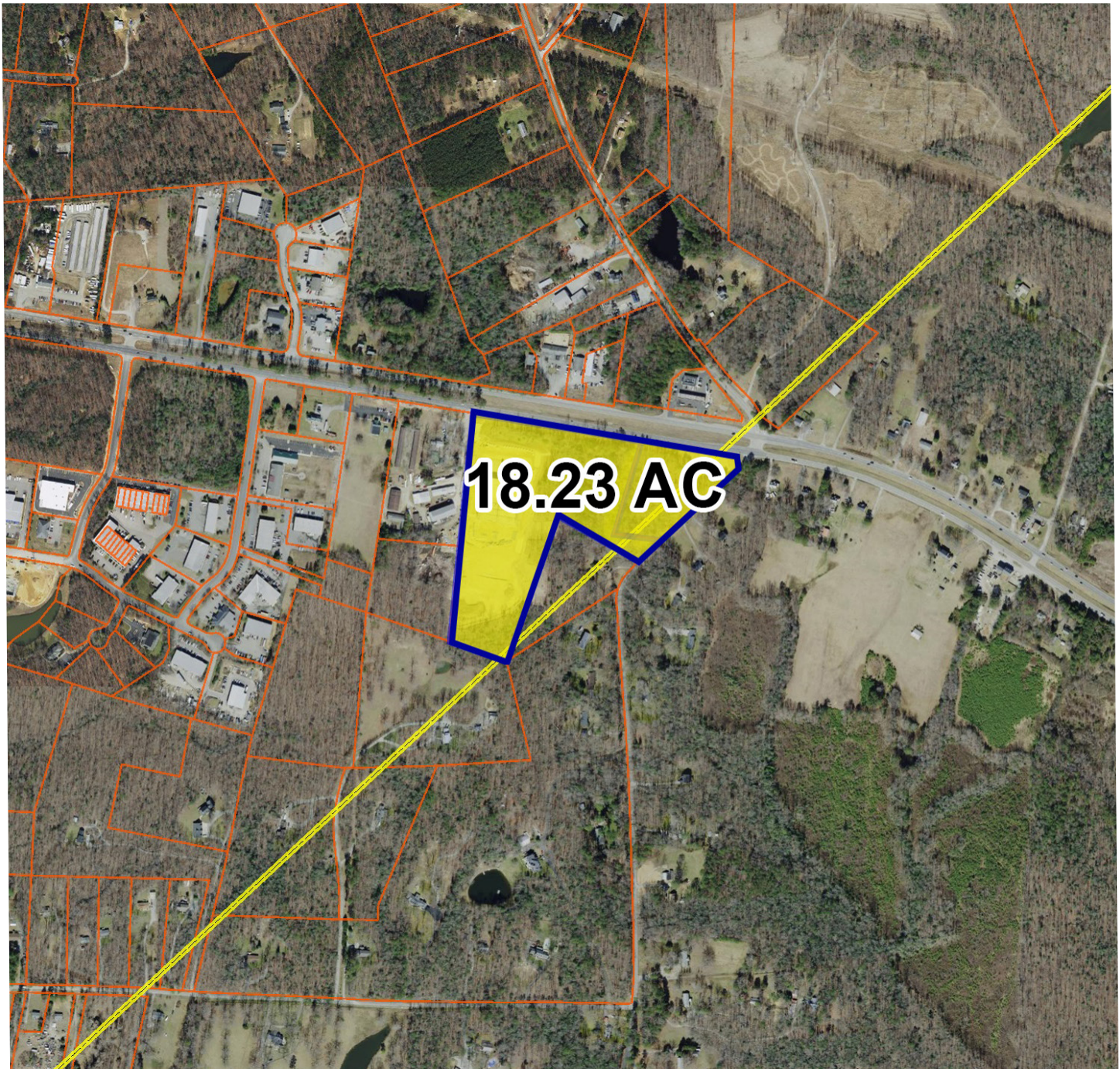
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Taylor Long
PROPERTIES
 Commercial Real Estate

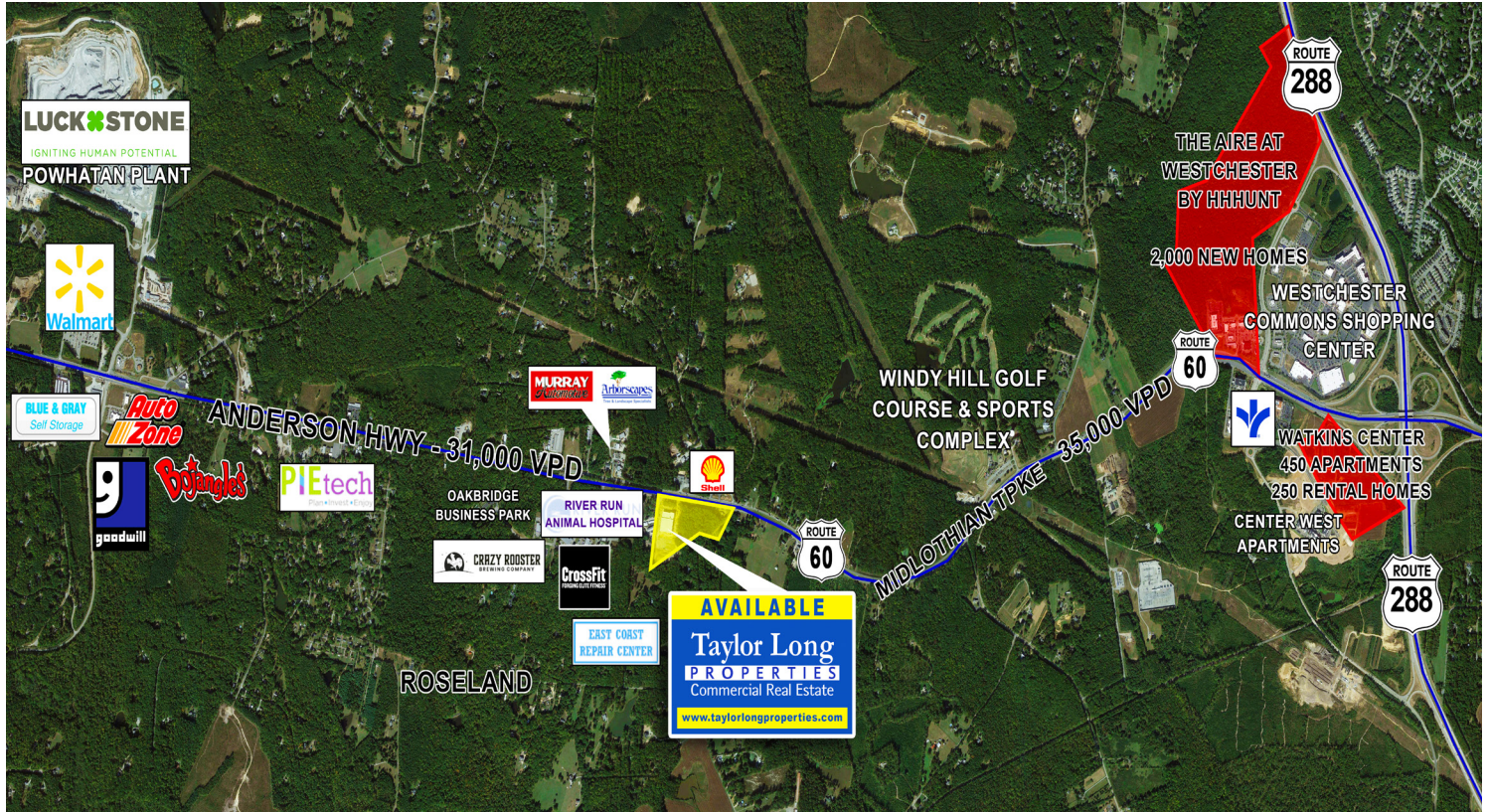


PARCEL



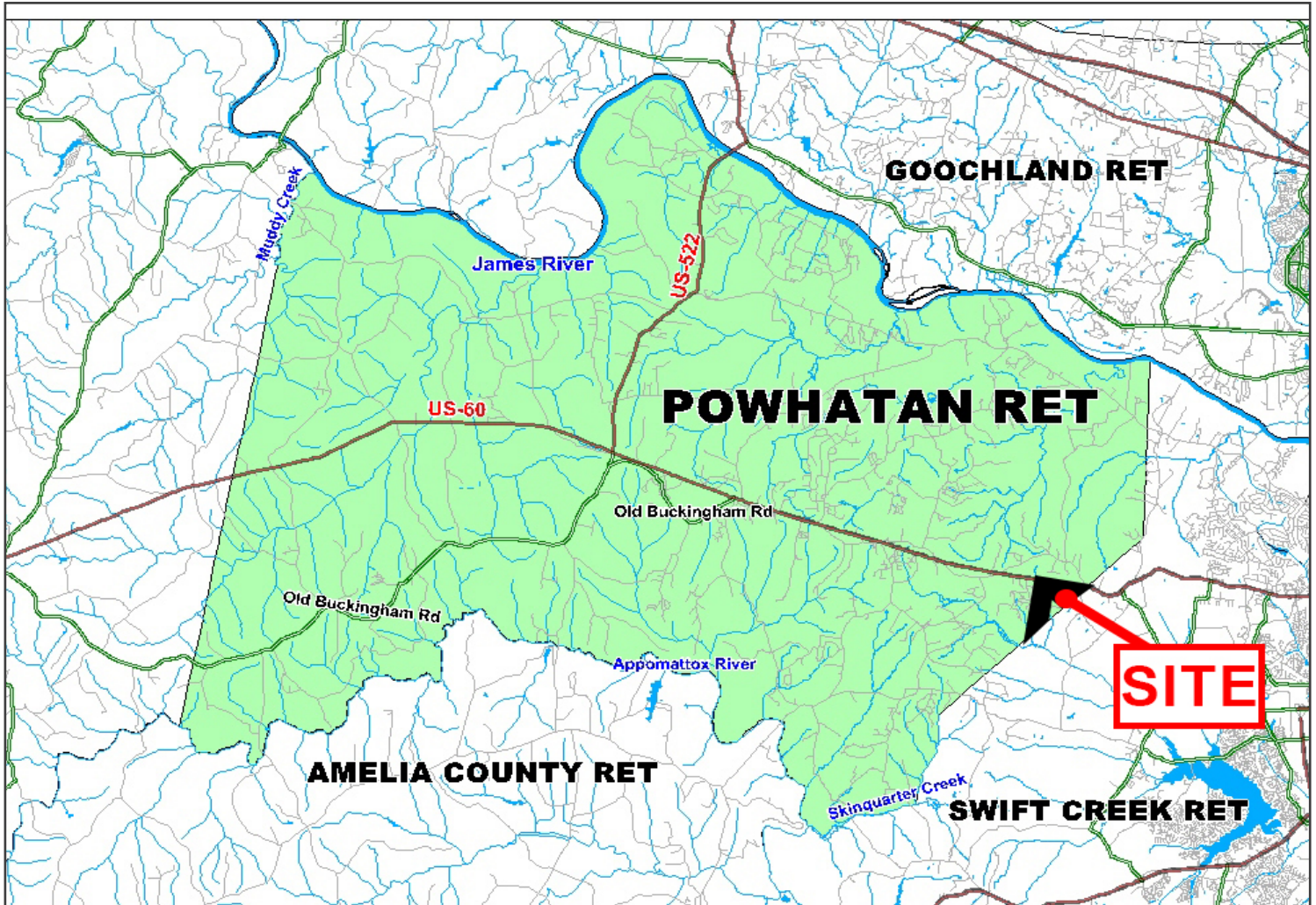


AERIAL / PHOTO





RETAIL SUBMARKET



Powhatan Retail Submarket
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