

# OUTPARCEL AVAILABLE STONY RUN COMMONS

Washington Hwy at Sliding Hill Rd | Heart of Virginia Commons submarket | Glen Allen, VA (Richmond MSA)



For more information, contact:

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## PROPERTY FEATURES

- **FINAL PARCELS** available for ground lease, build-to-suit or purchase
- Parcel to be delivered pad-ready | B-3 Zoning
- **Adjacent to high traffic volume I-95 interchange**
- Signage opportunities with excellent Washington Highway/Route 1 visibility
- **Less than 1 mile from Henrico County developing a \$50M sports/mixed-use village**
- **Less than 1 mile from recently approved 40 AC HCA surgical center and medical office complex**
- **Less than 3 miles from recently approved Bon Secours freestanding emergency room**
- Traffic Counts: Washington Highway/Route 1 - 15,000± VPD  
Sliding Hill Rd - 23,000± VPD  
I-95 (N of Sliding Hill/S of Sliding Hill) - 126,000± VPD/141,000± VPD

## AVAILABLE PARCEL

- **PARCEL 2: 0.96± AC**
- **PARCEL 5: 1.32± AC**

## JOIN TENANTS AND AREA RETAILERS



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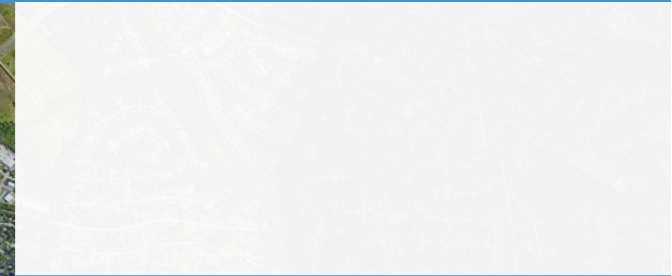
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TRAFFIC COUNTS	
	VPD
Washington Hwy/US Rt 1 @ site	15,000±
Washington Hwy @ opposite side intersection	22,000±
Sliding Hill Rd @ site	23,000±
Sliding Hill Rd @ east side of I-95	30,000±
I-95 (N of Sliding Hill Rd/S of Sliding Hill Rd)	126,000±/141,000±

DEMOGRAPHICS (2024)				
	1 Mile	3 Miles	5 Miles	15 Minutes
Population	2,097	33,595	89,853	202,838
No. of Households	970	12,562	35,278	85,090
Avg. HH Income	\$101,346	\$139,349	\$126,961	\$119,501
Median HH Income	\$84,201	\$106,335	\$99,471	\$87,937
Employees	1,230	19,556	52,546	117,435

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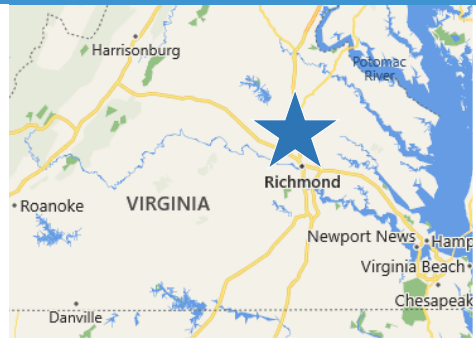
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