



3301 NEW MARKET RD

FOR SALE OR LEASE

# 3301 NEW MARKET ROAD

HENRICO, VA 23231

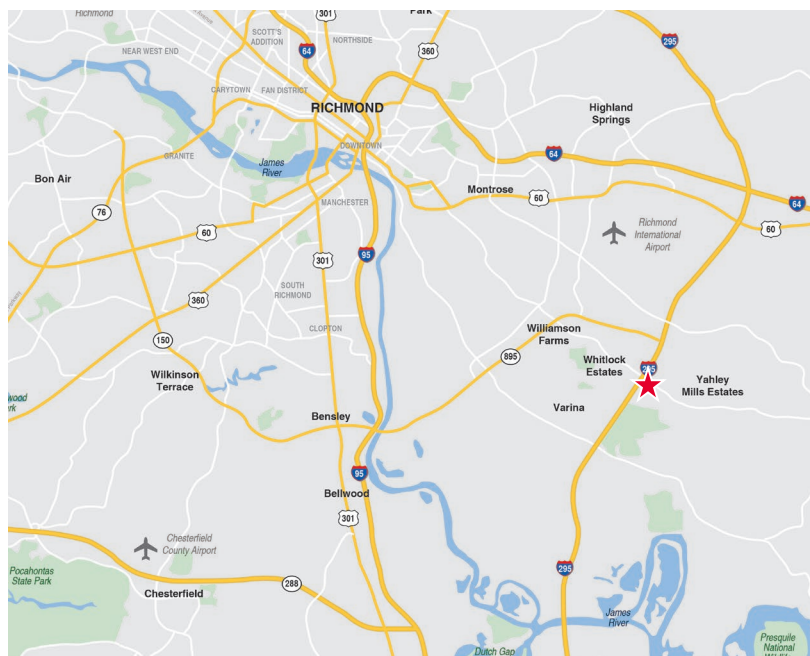


# PROPERTY FEATURES



## Property Features

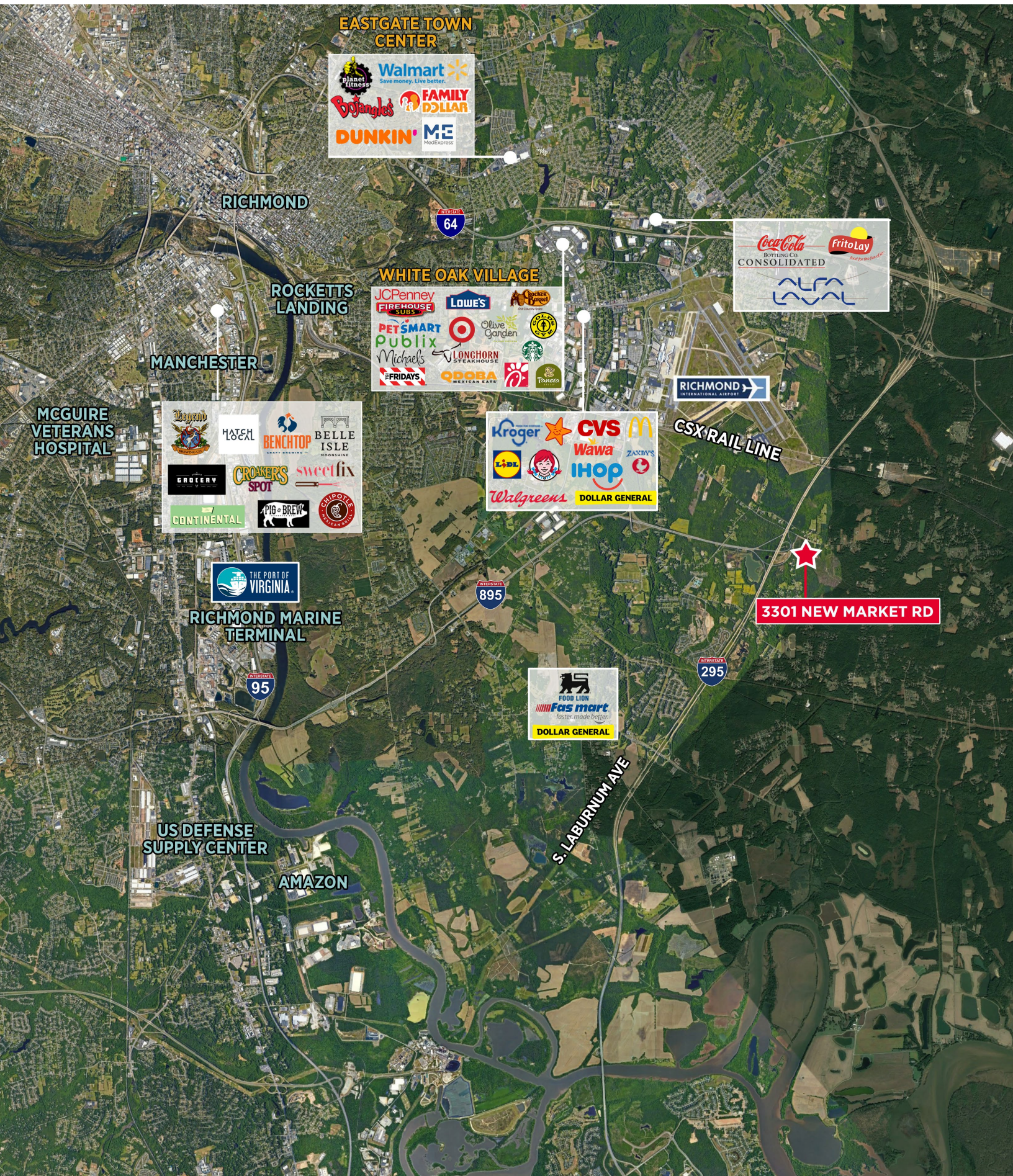
- 1.09 –3.19 Acres Available (3 parcels)
- Join Exxon, Car Wash and Dairy Queen
- Zoned B-3 commercial
- Off-site detention in place
- Beautifully landscaped entry boulevard
- Perfect for restaurants and hotels
- Immediate I-295 access and adjacent to the Virginia Capital Trail and the Four Mile Creek Trailhead
- I-295 exit 22a – 38,000/41,000 VPD



Demographics	1 MILE	3 MILES	5 MILES
Population	1,450	7,480	18,121
Households	485	2,882	6,873
Average Household Income	\$123,451	\$114,837	\$122,107
Daytime Population	726	4,584	15,269



# AERIAL



EASTGATE TOWN CENTER



RICHMOND



ROCKETTS LANDING

WHITE OAK VILLAGE



MANCHESTER

RICHMOND INTERNATIONAL AIRPORT

CSX RAIL LINE

MCGUIRE VETERANS HOSPITAL



RICHMOND MARINE TERMINAL



3301 NEW MARKET RD



US DEFENSE SUPPLY CENTER

AMAZON

S. LABURNUM AVE





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