PEARSON'S CORNER (Northeast Richmond MSA)

Delivering a First-Class Retail Development to the Mechanicsville Market in Hanover County, VA

Deploy Development Group and Strathmore Real Estate Group are co-developing 18 +/- commercial acres at the northwest corner of US 301 (Chamberlayne Rd) and New Ashcake Road in Mechanicsville, VA (northeast Richmond). The retail development will contain seven (7) Lots for Ground Lease, Build to Suit or Sale. This development project is currently referred to as Pearson's Corner, which will feature excellent visibility with over ¼ mile of frontage on US 301 and over 600 feet of frontage on New Ashcake Road.

Pearson's Corner is currently surrounded by well established communities such as Kings Charter, Ashcreek, Knollwood, Milestone and Foxhead. Several upcoming new residential developments are underway which will result in 1,648 new units such as Caldwell Park's Ashbury 232 Luxury Apartments & 185 Townhomes, Stag's Leap & Stag's Trail of 144 Single Family Homes & Townhomes, Rutland Grove with 115 Single Family Homes and several more within the immediate area. Pearson's Corner is also situated south and east of 4,277 public school students who attend 6 of Hanover County's School System all within a 1-mile radius. A planned Publix shopping center has been approved across the street in the mixed-use development project of Caldwell Park. The retail synergy of this signalized intersection is progressively expanding and will support the increasing population.

Within a 3-mile radius reflects a median household income of $144,097 and is known for attracting growing families and homeowners who work and or desire easy access to Richmond yet reside to a quieter place they call home. These families look to this Mechanicsville Market for its highly rated school system, new residential developments and outdoor recreation. This Trade Area offers a mixture of urban and rural environments. I-295 is just within 2.5 miles southwest of the Pearson's Corner project and I-95 is 3.5 miles west. Due to Hanover County excellent traffic infrastructure - downtown Richmond and other major employment centers, such as the new Wegmans distribution center of 1.2 million SF as well as the nearby Hanover Municipal Airport are all easy commutes.

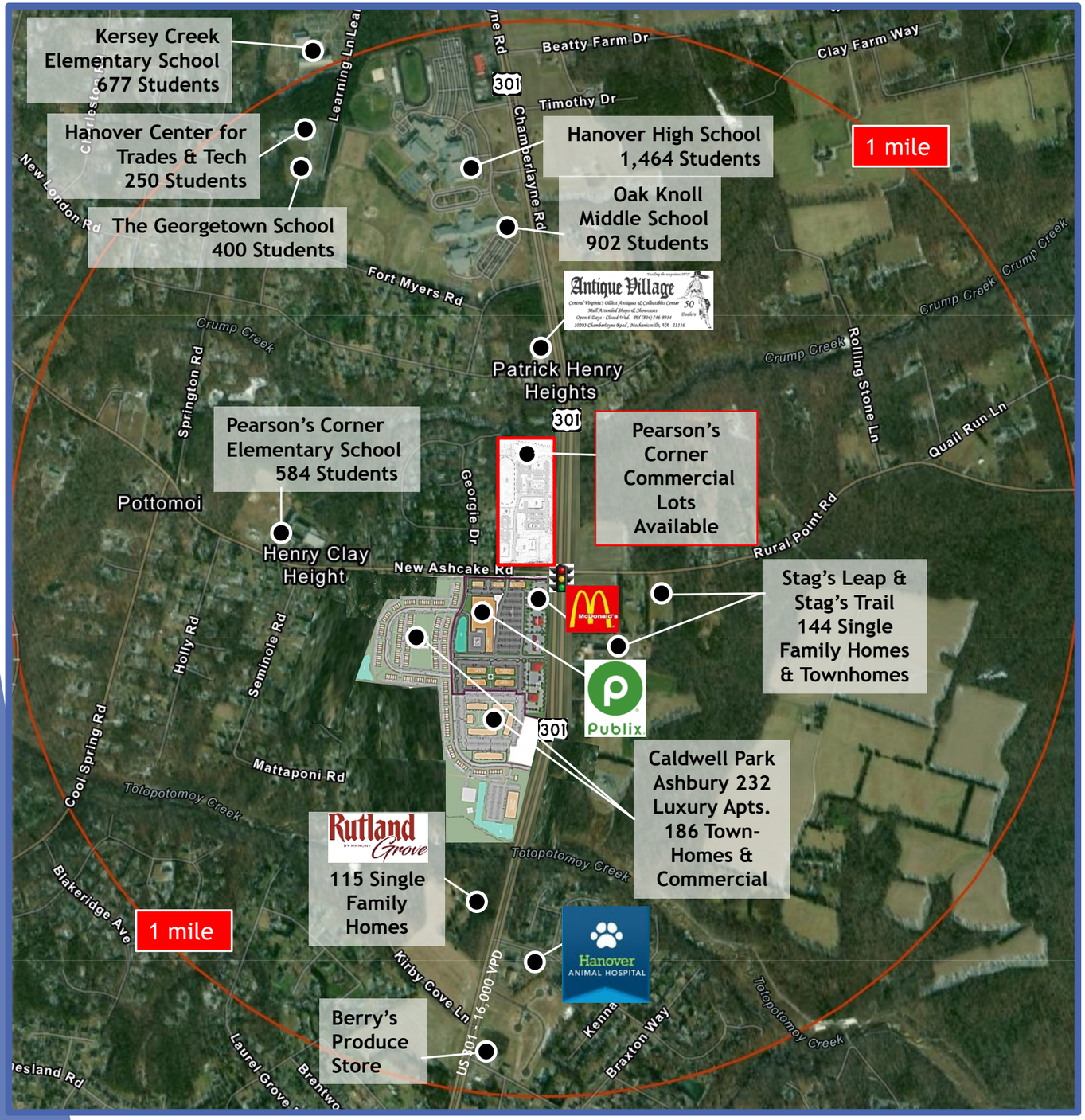
DEPLOY DEVELOPMENT GROUP LLC
BUILDING FOR THE FUTURE

Mia Stierheim
DEPLOY DEVELOPMENT GROUP
305.345.9808 / mia@deploydevgroup.com

Terry Benton
STRATHMORE REAL ESTATE GROUP
517.256.5352 / terryb@c-devco.com

STRATHMORE REAL ESTATE GROUP

The information contained within this package is deemed reliable, however, there is no warranty expressed or implied as to the accuracy, reliability or completeness. Any interested party should undertake their own inquiries as to the accuracy of the information. This information is subject to change. 1-2026



PEARSON'S CORNER

(Richmond MSA)

1 Mile Radius

RETAIL SITE – NORTHEAST RICHMOND / CENTRAL HANOVER COUNTY, VA

- Sheetz Convenience Store – Ground Lease

Pearson's Corner is located within several new residential developments and numerous public schools all within a 1-mile radius.

LOCATION:

The property is located in Mechanicsville, an unincorporated region of Hanover County. The site is at the northwest corner of the signalized intersection at US 301 and New Ashcake Road, which both are strong thoroughfares in this market.

LOCAL PUBLIC SCHOOLS

Pearson's Corner Elementary School - .4 mile west (584 Students)
Oak Knoll Middle School – .5 mile north (902 Students)
Hanover High School – .7 mile north (1,464 Students)
Kersey Creek Elementary School – 1.9 miles northwest (677 Students)
The Georgetown School – 2 miles northwest (400 Students)
The Hanover Center for Trades & Technology – 2 miles northwest (250 Students)
Total 4,277 Students within 1 mile

TRADE AREA

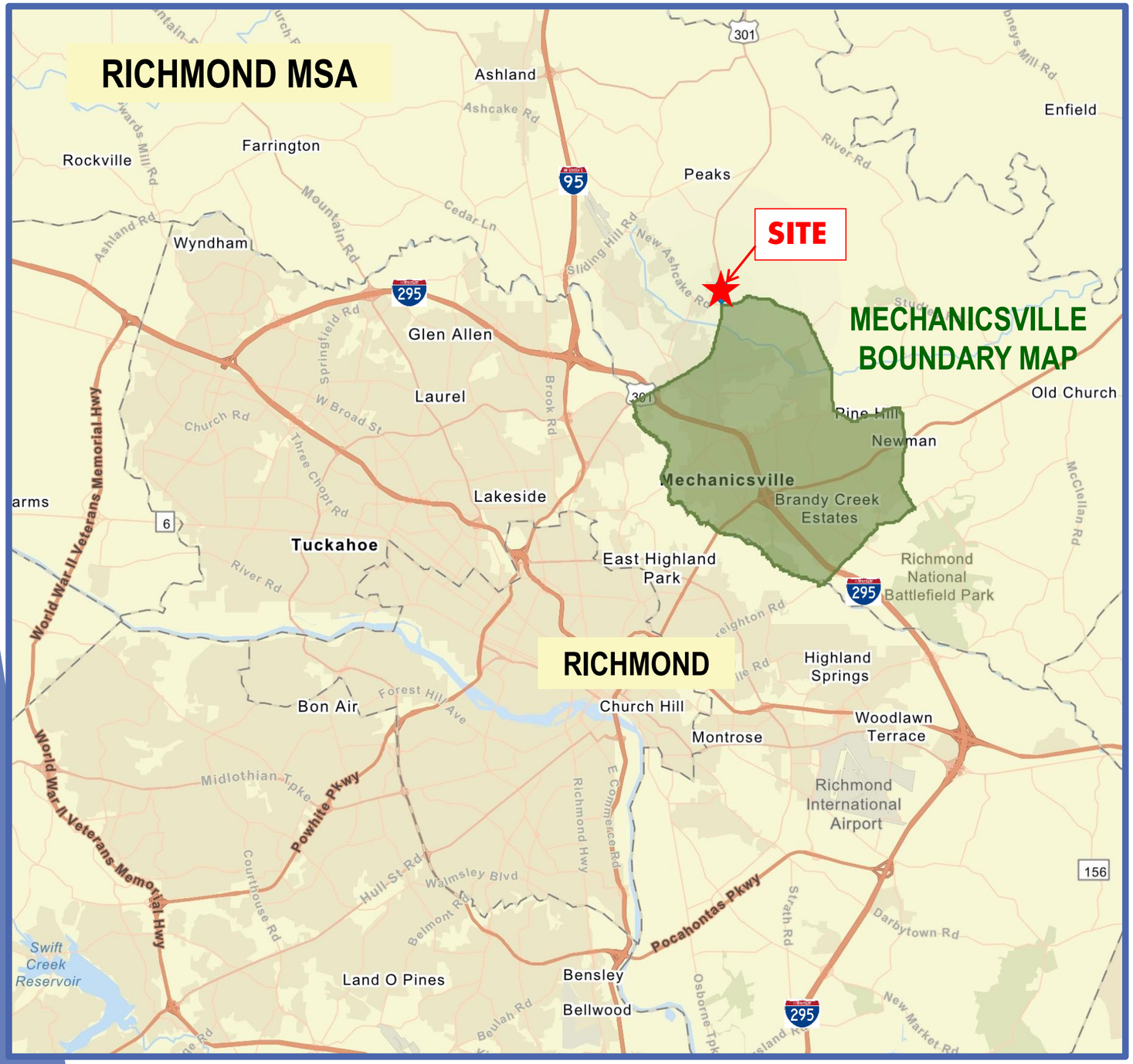
Several attractions to this immediate 1-mile radius include high median household incomes of $124,079, growing families, a great transportation network, highly credited schools and up-scale housing.

Additional Local Interests within 1 mile:

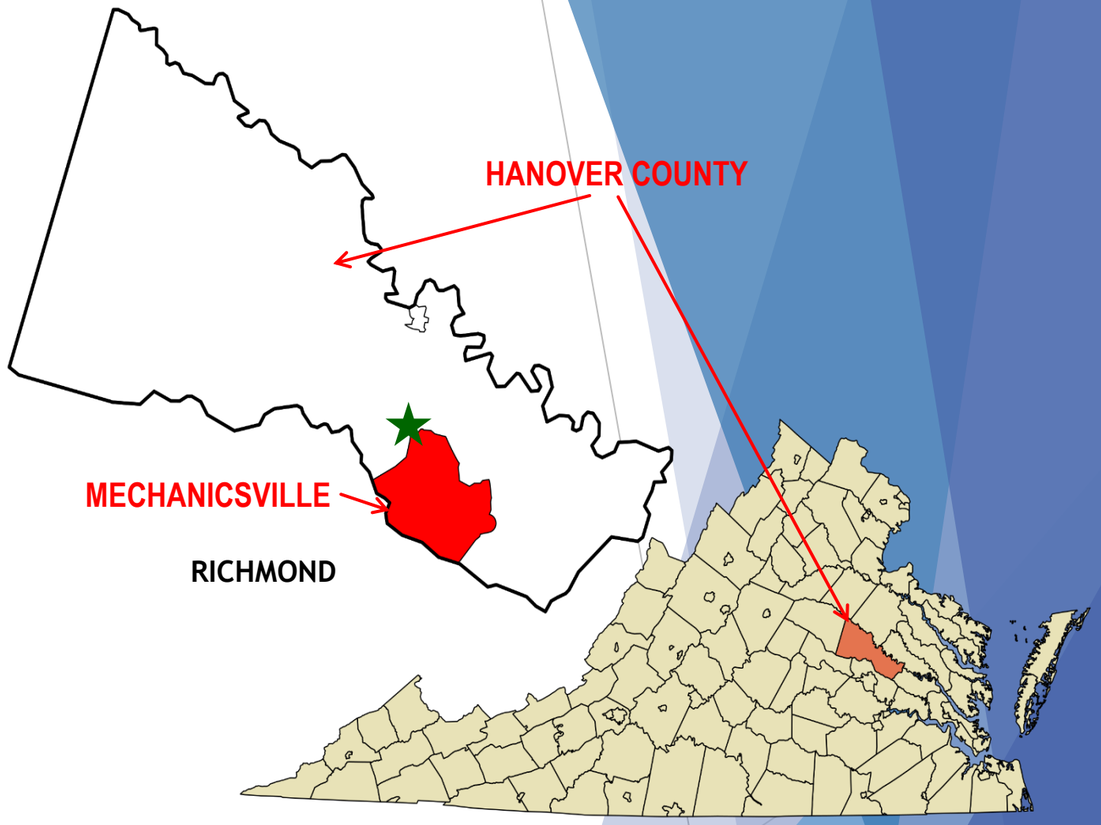
Caldwell Park (Mixed-use development)

- 186 Townhomes & 232 Luxury Apartments
- 30 acres Commercial Development (Offices & Retail)
- New Publix shopping center approved across the street
- McDonald's, Taco Bell and Heartland Dental coming soon

Stag's Leap & Stag's Trail – 144 New Single-Family Homes & Townhomes
Rutland Grove – 115 Single Family Homes
Hanover Animal Hospital
Antique Village Mall
Berry's Produce Store



HANOVER COUNTY VIRGINIA



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PEARSON'S CORNER

Overview

Total Acres	18
Commercial Lots	7
Available Lots	6

- Ground Lease
- Build to Suit
- For Sale

Lots can be combined
or adjusted 1 – 12 Acres MOL

Zoned Commercial B2

Signalized Intersection

Vehicles Per Day (VPD)

US 301	17,000+
New Ashcake Rd	4,400+

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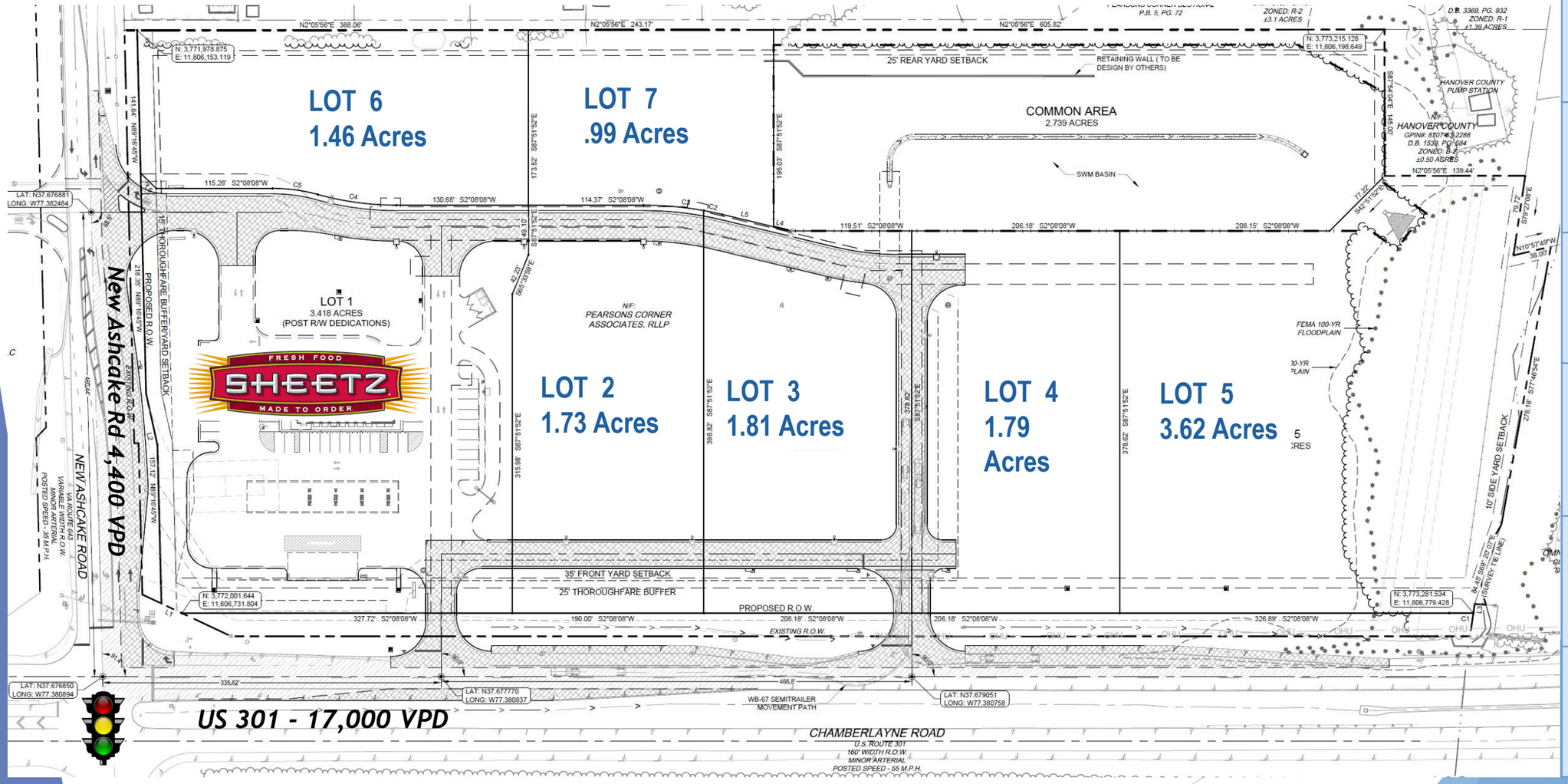
PEARSON'S CORNER (Northeast Richmond MSA)

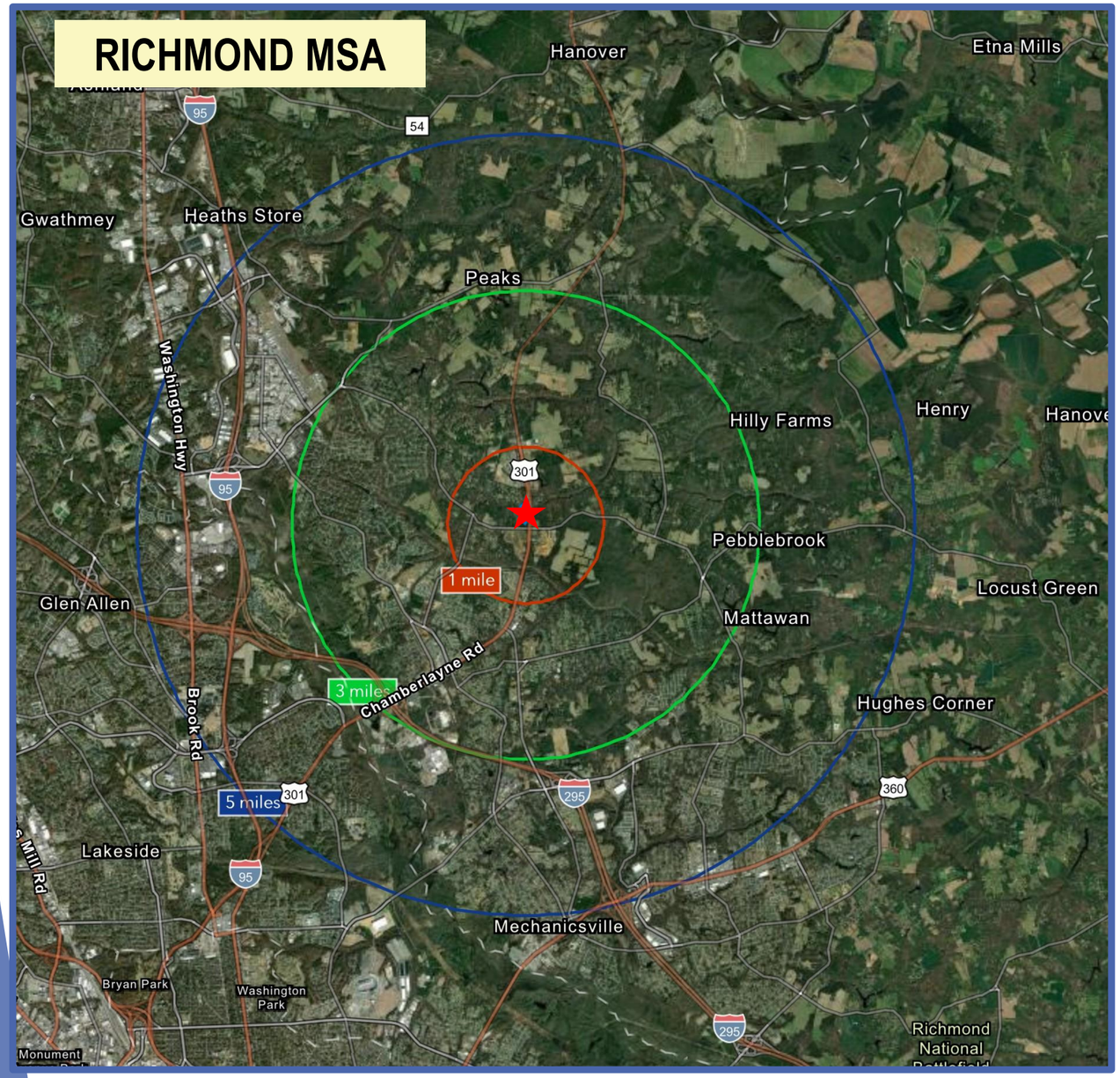
New Retail Development Opportunity

LOTS - For Ground Lease or Build to Suit

(Commercial Lots can be combined and adjusted in size)



AVAILABLE	SIZES ARE ADJUSTABLE
LOT 1	Under Contract Ground Lease
LOT 2	1.73 Acres 190' x 399' MOL
LOT 3	1.81 Acres 206' x 383' MOL
LOT 4	1.79 Acres 206' x 379' MOL
LOT 5	1.8 Acres Usable 208' x 379' MOL 3.62 Acres Total
LOT 6	1.46 Acres 148' x 388' MOL
LOT 7	.99 Acres 174' x 244' MOL



1-3-5 MILE DEMOGRAPHICS

2025 Esri Community Profile	**1 Mile**	**3 Mile**	**5 Mile**
Total Population	1,743	29,941	63,649
Daytime Population	1,597	19,847	62,038
Median Household Income	$124,079	$144,097	$117,859
Average Family Size	3.26	3.15	3.08

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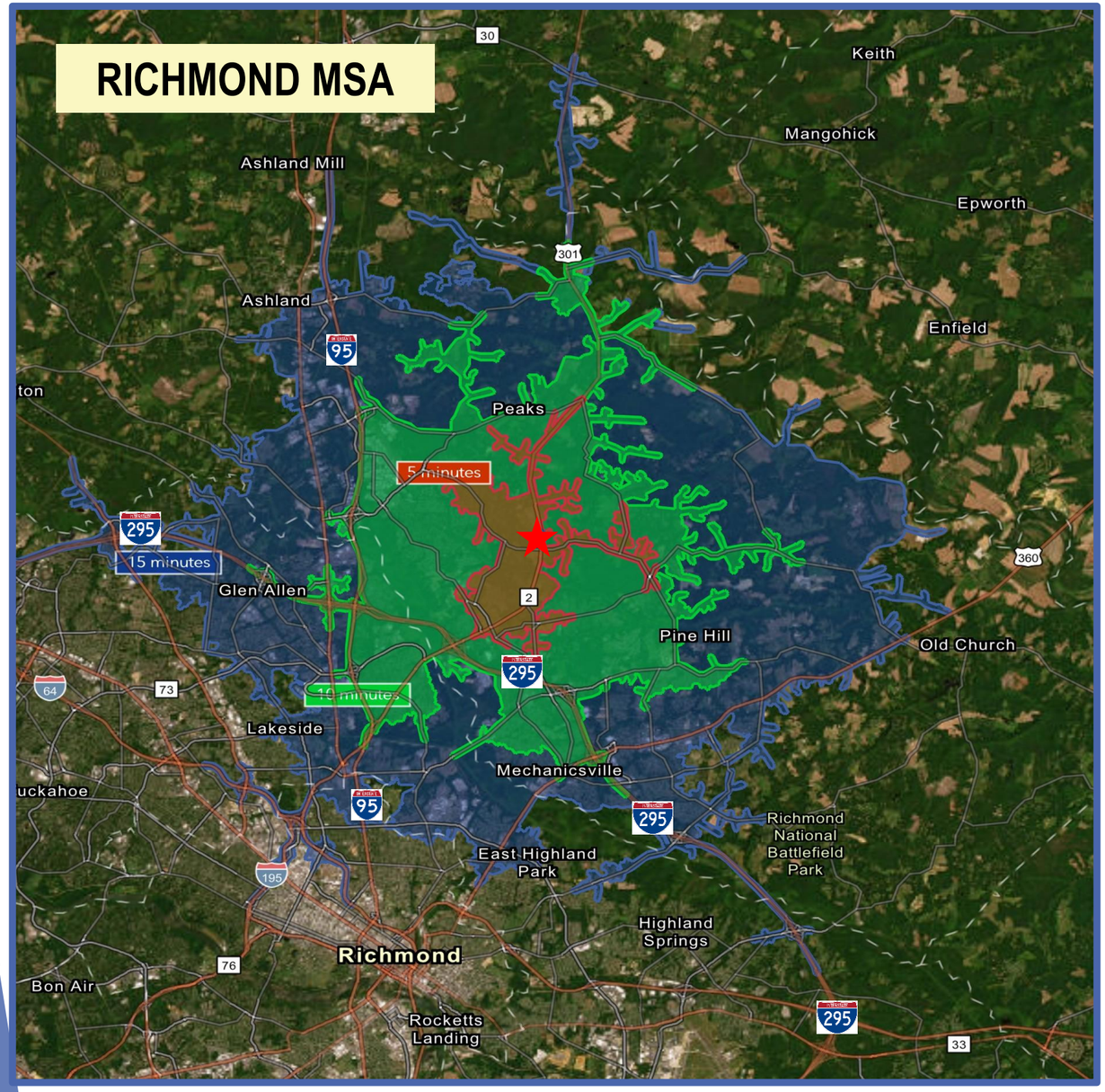

5-10-15 MINUTE DRIVE TIME RADIUS DEMOGRAPHICS

2025 Esri Community Profile	5 Minutes	10 Minutes	15 Minutes
Total Population	7,459	48,373	139,532
Daytime Population	5,175	41,576	127,557
Median Household Income	$136,805	$125,931	$99,045
Average Family Size	3.15	3.07	3.10

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