



For Sale

2500 Station Rd | Richmond, VA 23234

- Parcel Size: ± 2.0 acres
- \$195,000 per acre
- Flexible zoning supports retail on lot per Chesterfield County
- Property is located at the on-ramp for Chippenham Pkwy/I-95
- Excellent ingress/egress with full median break for access

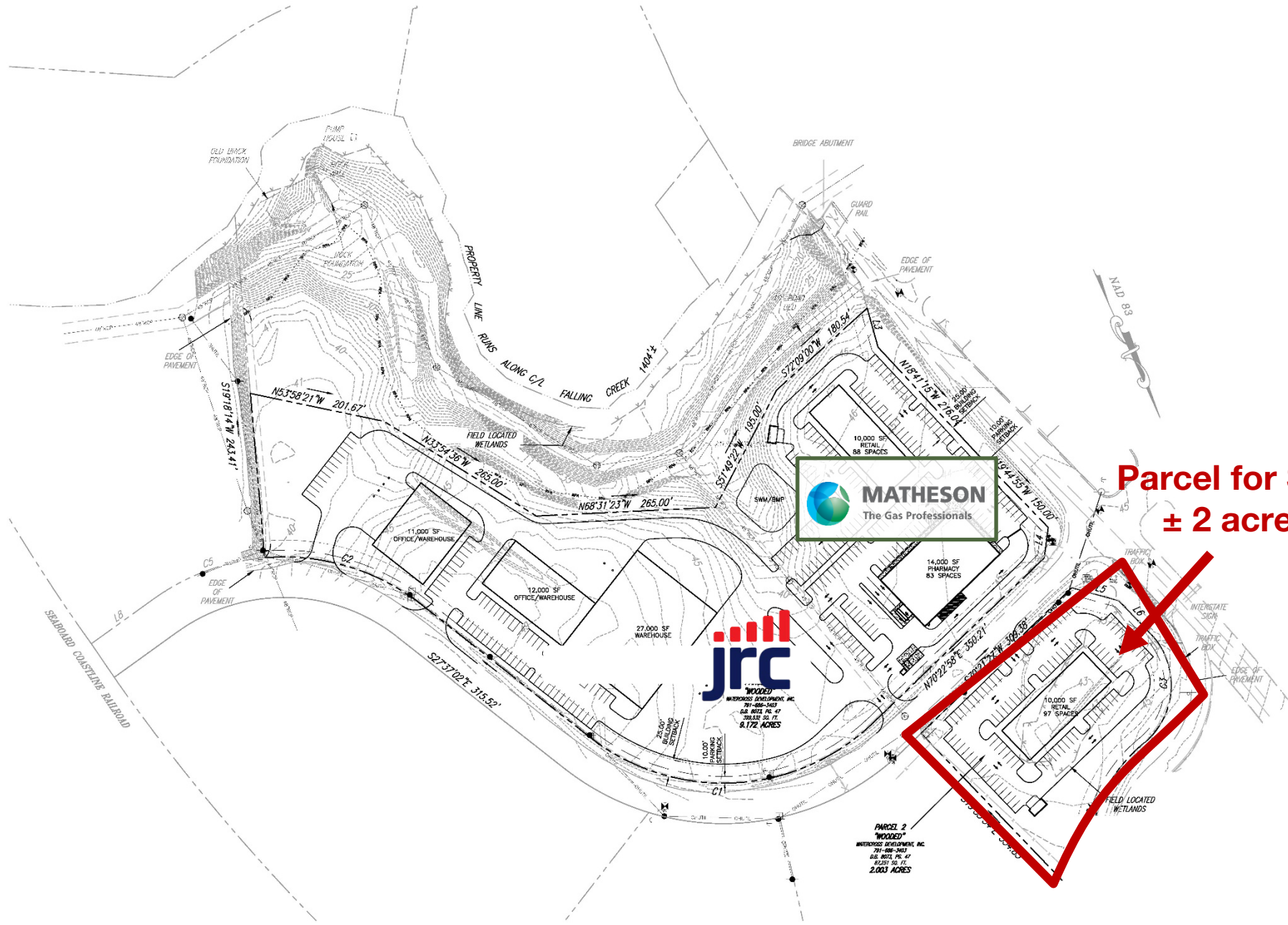
Contact Broker:
Jeff Doxey, CCIM
804.363.0332
jeffdoxey@naidominion.com



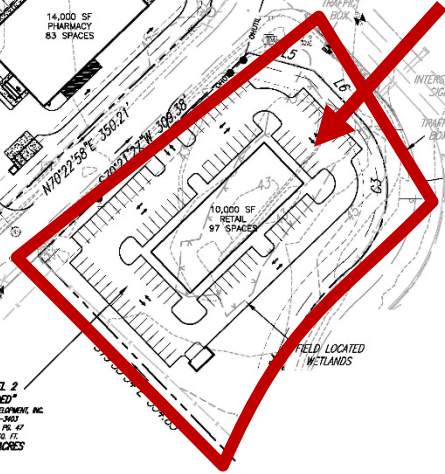
DEMOGRAPHICS

	<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
2025 Population	41,302	130,465	521,670
2025 Households	15,008	48,206	214,984
Average HH Income	\$83,499	\$85,193	\$97,959





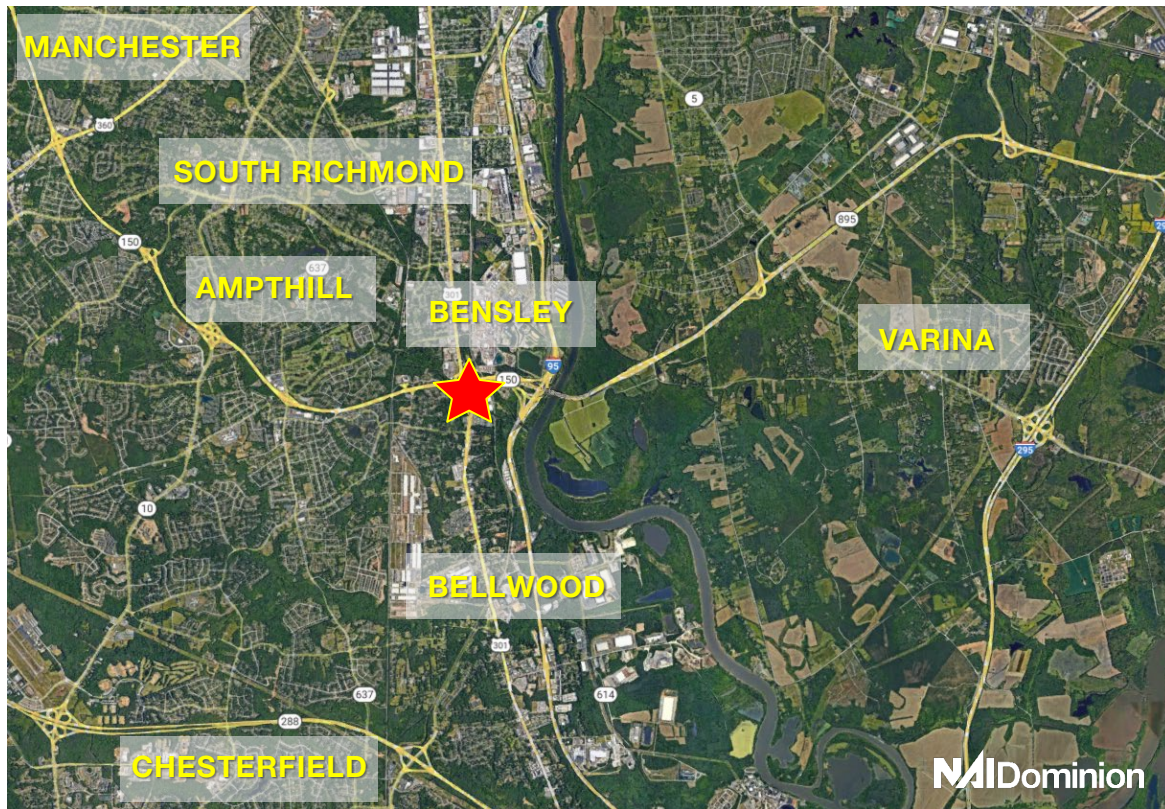
**Parcel for Sale
± 2 acres**



**PARCEL 2
"WOODCOCK"
WAREHOUSES DEVELOPMENT, INC.
701-688-3403
DB. 8051, PG. 47
201612 10. 01.
2.003 ACRES**

For Sale

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PROPERTY DETAILS

Type:	Land
Parcel Sizes:	± 2.0 Acres
Zoned:	I-2
Price:	Contact Broker for Pricing
Address:	2500 Station Rd, Richmond, VA
Cross Streets:	Station Road + US Route 1
County:	Chesterfield County

PROPERTY HIGHLIGHTS

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