



HILLIARD RD - 15,000 VPD

STAPLES MILL RD

34,000 VPD

OLD HILLIARD RD

SCHOOL AVE

TALLEY RD

AMTRAK

I. 0.522 AC
 II. 0.350 AC
 III. 0.320 AC
 IV. 0.450 AC

AVAILABLE PARCELS		
I.	6915 STAPLES MILL ROAD	0.522 AC
II.	3103 OLD HILLIARD ROAD	0.350 AC
III.	3105 OLD HILLIARD ROAD	0.320 AC
IV.	3107 OLD HILLIARD ROAD	0.450 AC

6915 STAPLES MILL AND OLD HILLIARD RD PARCELS, HENRICO, VA 231

4 PARCELS FOR SALE

6915 STAPLES MILL AND OLD HILLIARD RD PARCELS, HENRICO, VA 23228

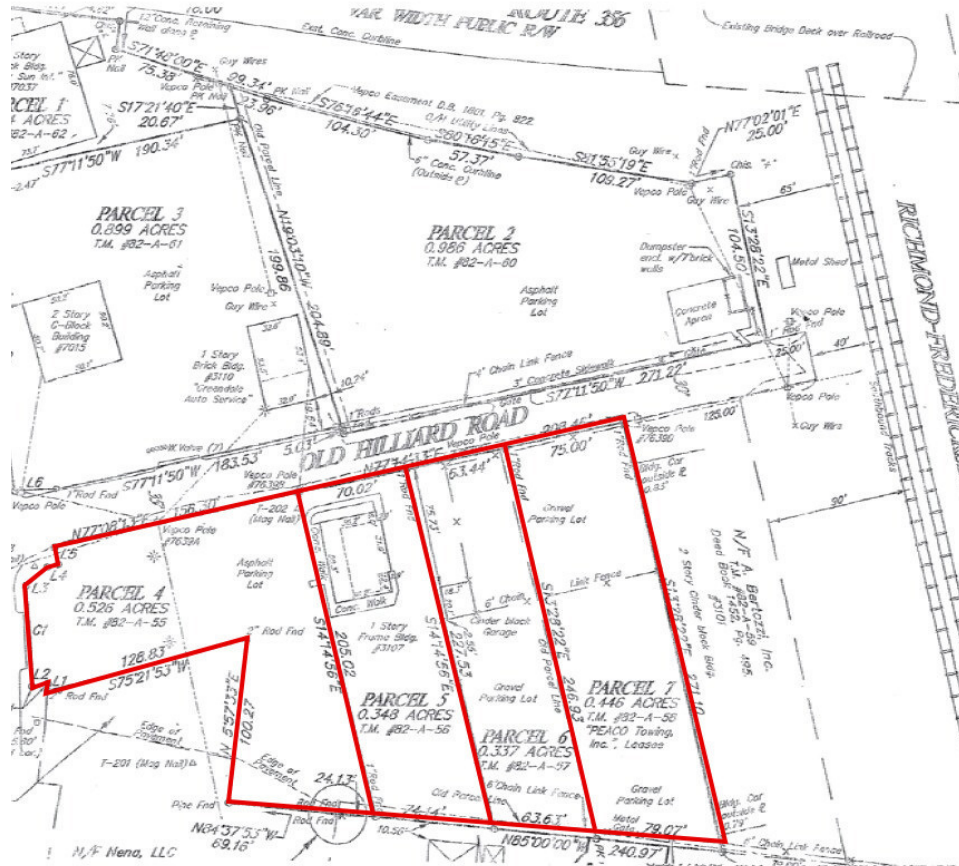


4 PARCELS FOR SALE

6915 STAPLES MILL AND OLD HILLIARD RD PARCELS, HENRICO, VA 23228



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Redevelopment Opportunity

PROPERTY HIGHLIGHTS

- Four parcels totaling 1.64 Acres available
- Existing building of 1,851 SF
- Located along Staples Mill Road
- Traffic Counts:
 - Staples Mill - 34,000 VPD
 - Hilliard Rd - 15,000 VPD

OFFERING SUMMARY

Sale Price:

Call Agent for Pricing

Lot Size:

1.64 Acres

Building Size:

1,851 SF

DEMOGRAPHICS

Total Households

3 MILES

36,785

5 MILES

94,449

7 MILES

173,526

Total Population

83,621

215,954

404,791

Average HH Income

\$104,438

\$112,257

\$118,657

4 PARCELS FOR SALE

6915 STAPLES MILL AND OLD HILLIARD RD PARCELS, HENRICO, VA 23228



DEMOGRAPHICS MAP & REPORT

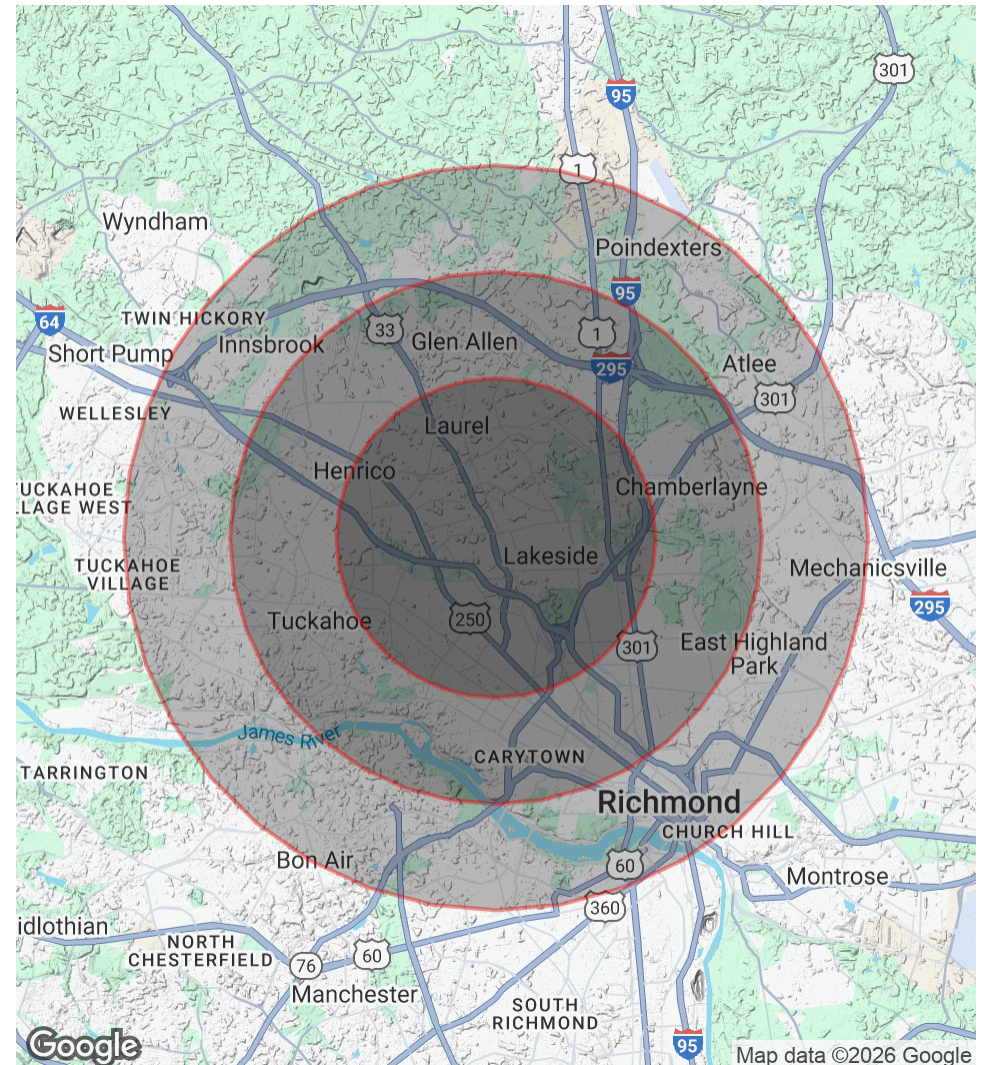
POPULATION

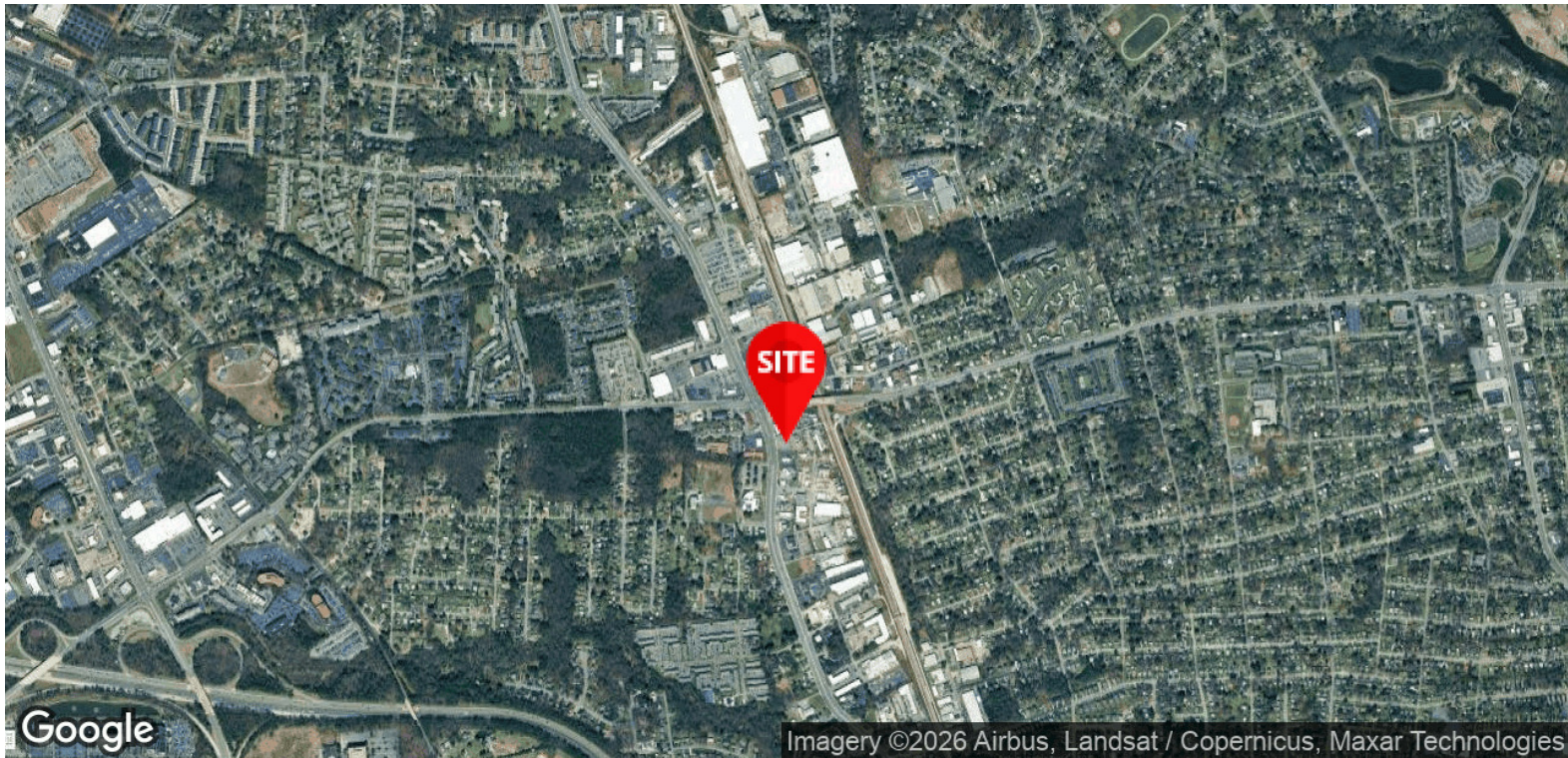
	3 MILES	5 MILES	7 MILES
Total Population	83,621	215,954	404,791
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	36,785	94,449	173,526
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$104,438	\$112,257	\$118,657
Average House Value	\$388,432	\$439,918	\$457,623

Demographics data derived from AlphaMap





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