

LOCATION OVERVIEW

Located in eastern Henrico County along the historic Route 5 corridor, this property benefits from connectivity between Richmond and Williamsburg. The area is experiencing continued residential growth and increasing demand for neighborhood-serving commercial uses. Excellent access, visibility, and corner positioning make this a highly desirable development site.

PROPERTY HIGHLIGHTS:

- Zoned B-3 (Business) – Broad range of commercial uses permitted
- 248' frontage on New Market Road (Route 5)
- 292' frontage on Willis Church Road
- Corner lot with excellent visibility and access
- Strategic location along historic Route 5 corridor
- Strong traffic counts and growing surrounding development

DEVELOPMENT POTENTIAL

- Convenience store or fuel station
- Quick-service or fast casual restaurant (drive-thru potential)
- Neighborhood retail strip center
- Automotive sales or service facility
- Medical or professional office
- Contractor yard or service business (subject to approvals)

ASKING \$540,000





CONTACT INFORMATION

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