



DEVELOPMENT SITE FOR SALE

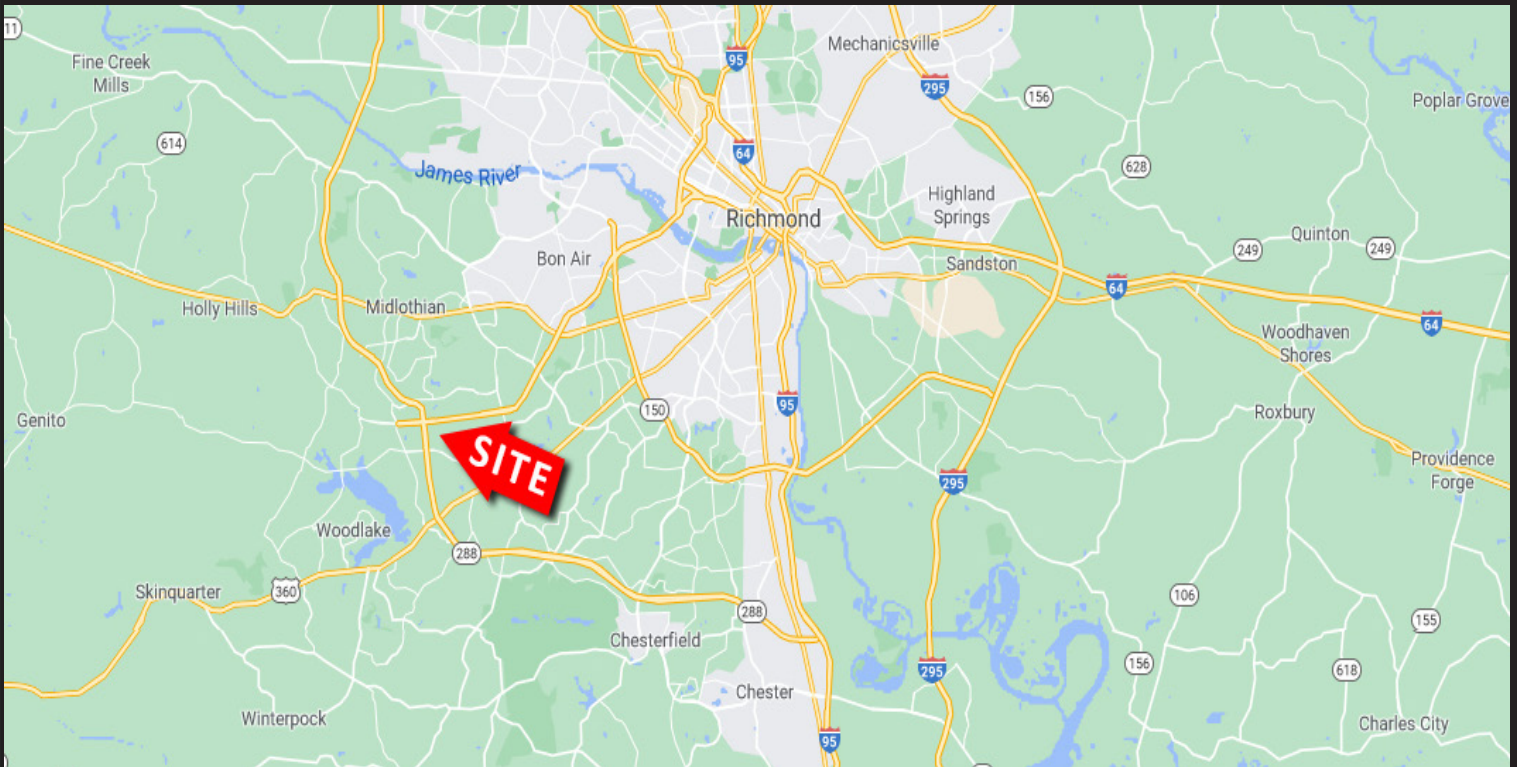
FEATURES

12201 MARVA WAY | MIDLOTHIAN, VA 23112

* Detailed demographics upon request

- **6.35 Acre Development Site.**
- Zoned I-1 Light Industrial.
- Located inside New Special Focus Area on 288 & Genito Road.
- Highly sought-out area adjacent to River City Sportsplex, Southside Speedway, Clover Hill High School and Warbro Athletic Complex.
- Utilities available to site.
- Location convenient to Route 288, Genito Road, Powhite Parkway and Hull Street Road.
- Located in the *Oak Lake Business Park*.
- In close proximity to *Bon Secours St. Francis Hospital, Centerpointe, Chesterfield Airport* and the *Midlothian Campus of John Tyler Community College*.

SPACE TYPE	Land for Sale		
AVAILABLE SPACE	6.35 Acre Development Site		
ASKING PRICE	\$1,550,000		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Population	53,940	130,587	370,949
Avg HH Income	\$109,476	\$110,580	\$104,907
Daytime Employment	17,224	55,036	127,045
Traffic Count	43,000 VPD Genito Road (projected) 31,000 VPD Powhite Pky 60,058 VPD Route 288		



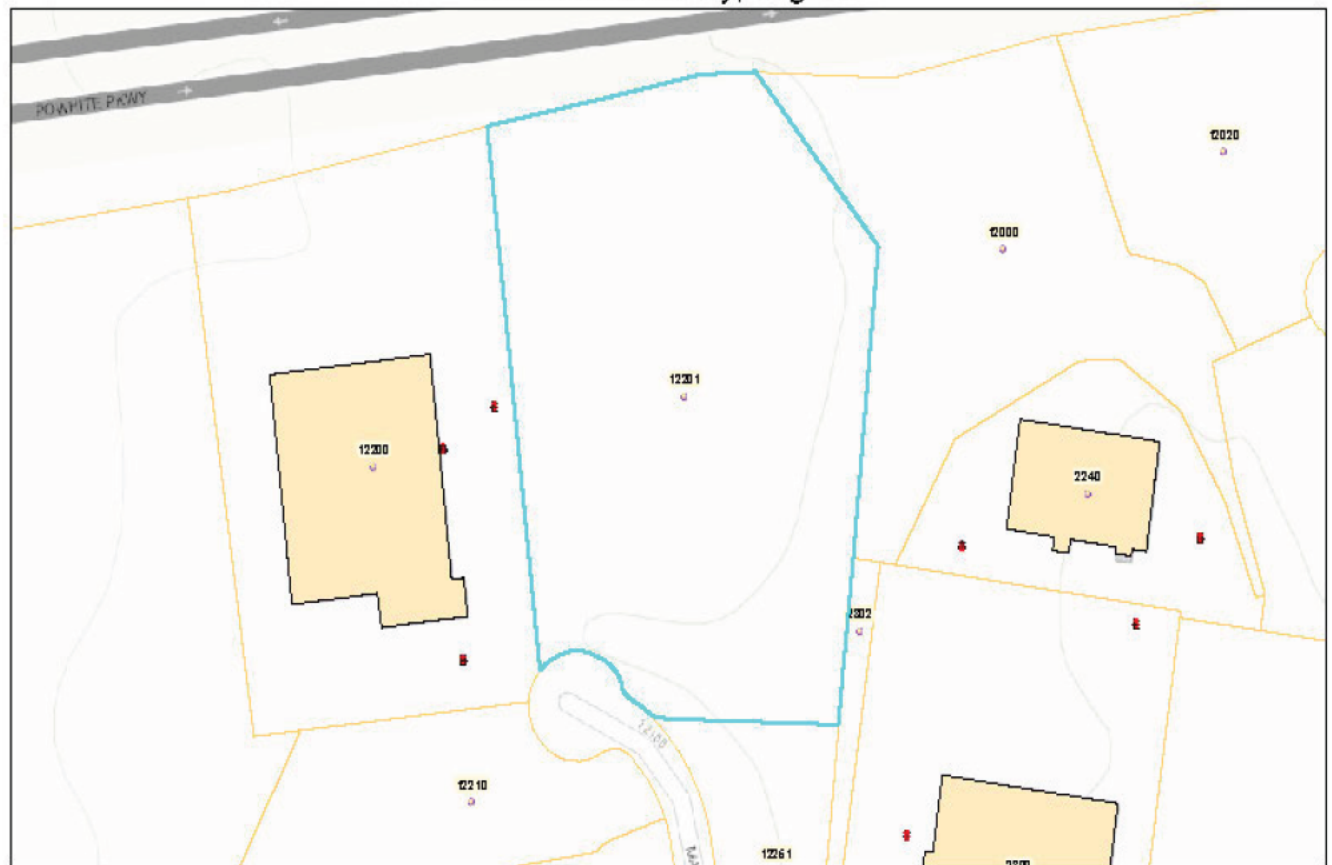
Neemit Shah: 203-526-4406 (m)
n.shah@partnerccr.com

CoStar
POWER BROKER
Top Broker Award



PARCEL

Chesterfield County, Virginia

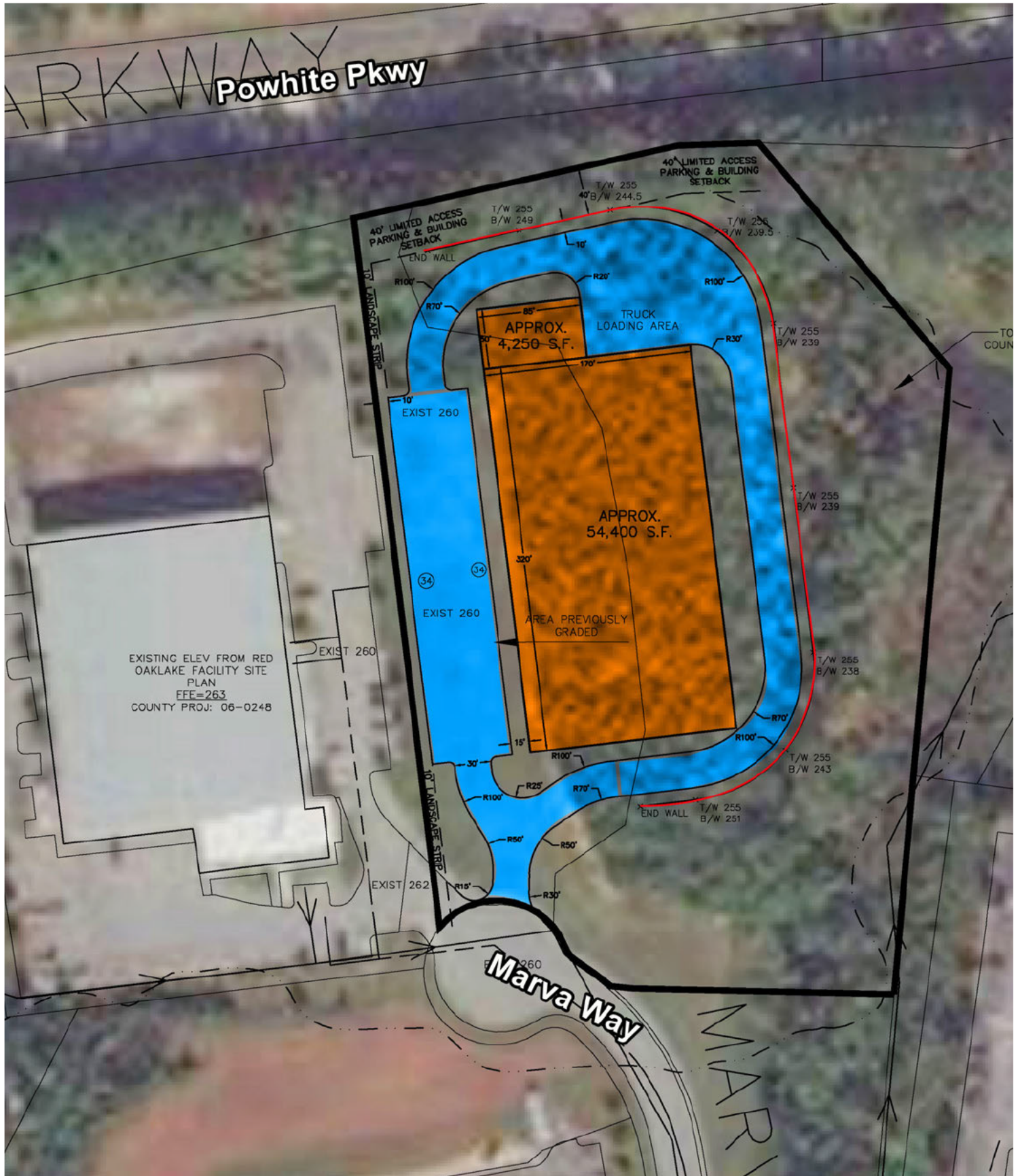


4/12/2021, 10:13:36 AM

- Fire Hydrants
- Building Footprints
- Parcels
- Address Points
- Building
- Municipal Boundary

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km
County of Henrico, VA, East HERE, Garmin, NAVTEQ, P, USGS, EPA, USDA

SITE PLAN



PLAT

