

FOR SALE

PATRIOTS PARK

New Kent Highway at Pocahontas Trail/Rt 60 | Quinton, VA 23141



S.L. NUSBAUM
REALTY CO.



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XTEAM

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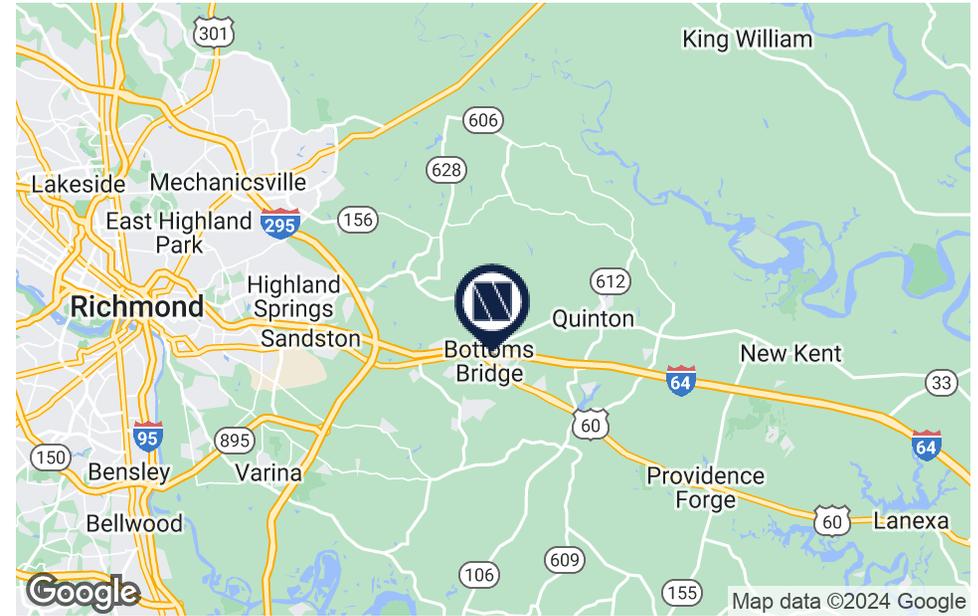
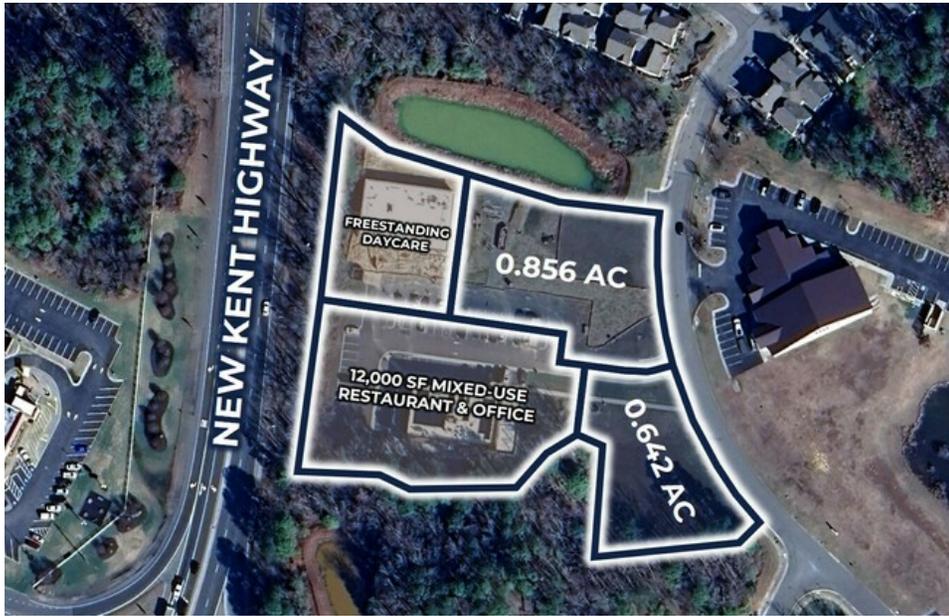
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price: Call Agent

Lot Sizes: **Lot 2:** 0.642 AC

Lot 3: 0.856 AC

1.498 AC Total

Zoning: PUD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	8,473	15,382	79,384
Total Households	3,390	60,037	31,472
Average HH Income	\$139,333	\$126,891	\$102,224

PROPERTY OVERVIEW

Ready to build Medical/Office/Retail in New Kent County, the second fastest growing locality in Virginia

PROPERTY HIGHLIGHTS

- Phase 1 - Freestanding Daycare and 12,000 SF Mixed-Use Office & Restaurant recently completed
- Situated between US Route 60 and I-64 and in close proximity to I-295 at Bottoms Bridge
- Just 15 minutes (13 miles) east of Downtown Richmond with no tolls
- 10 minutes from Richmond International Airport
- 30 minutes from Williamsburg

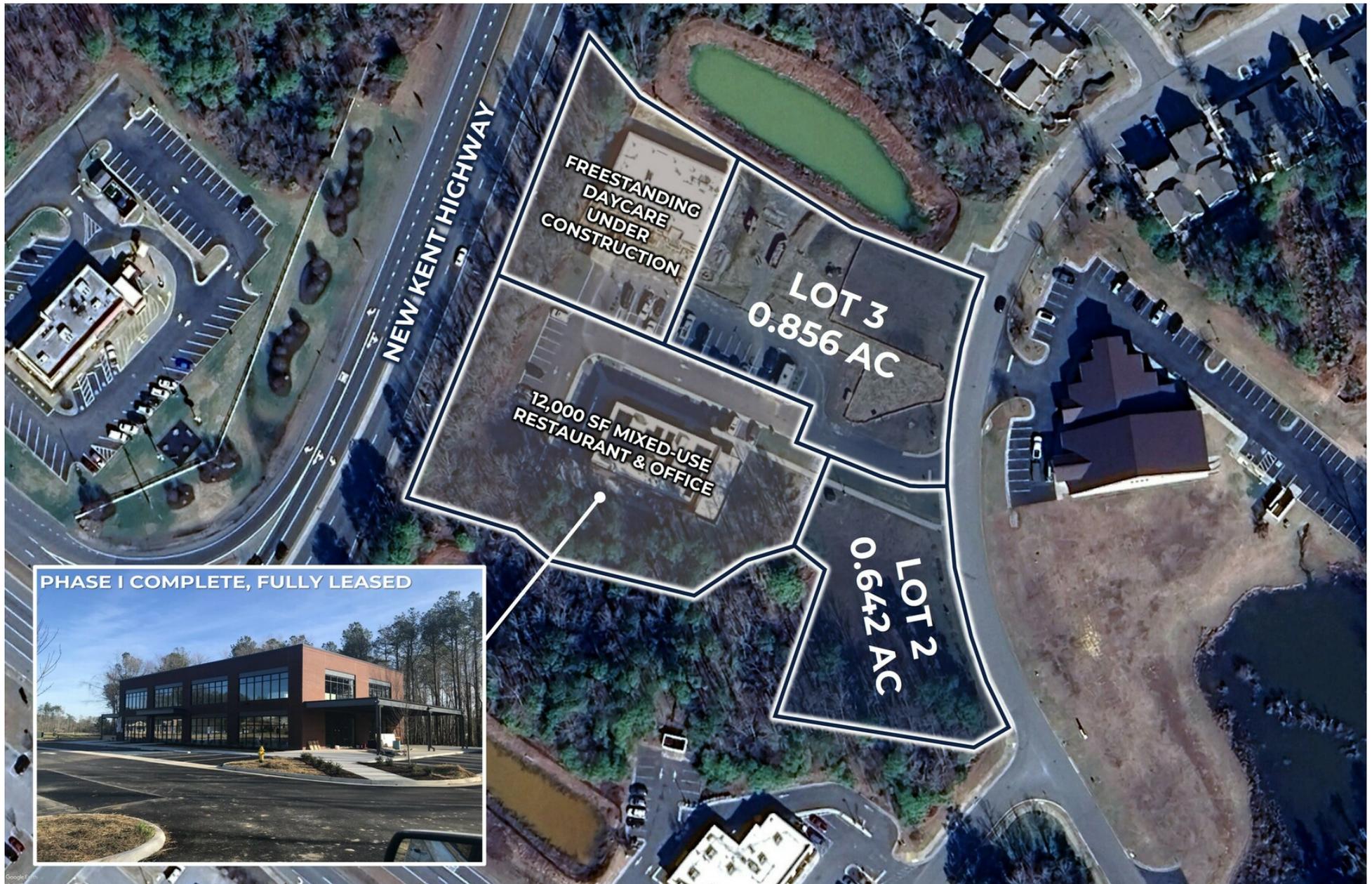
SITE PLAN

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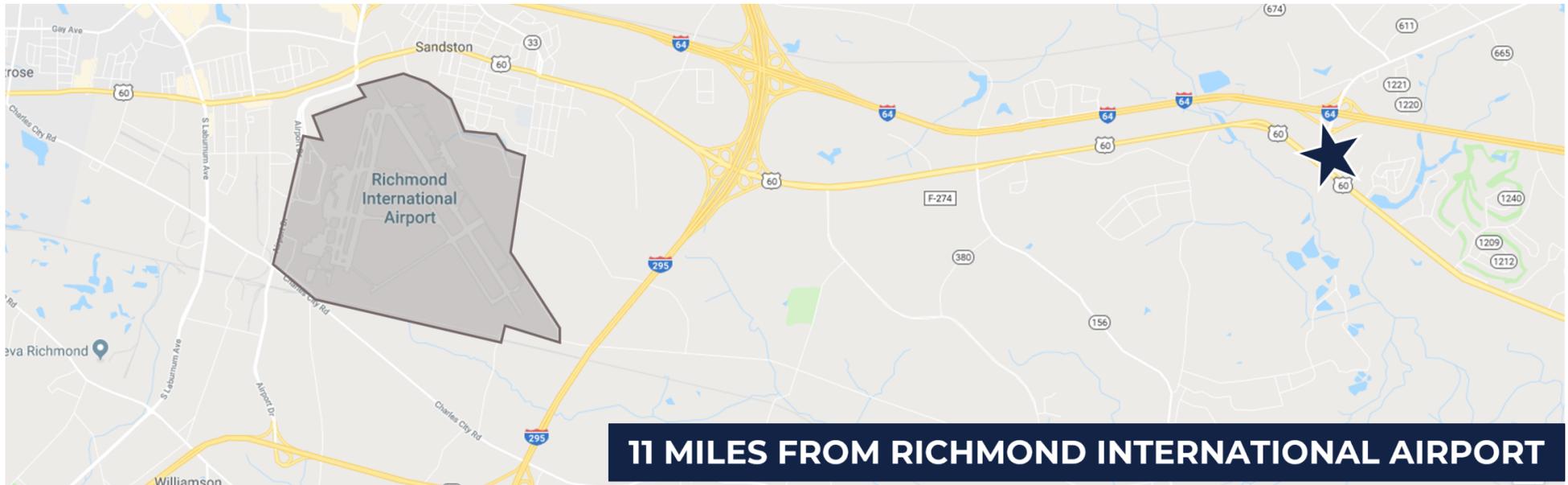
AREA HIGHLIGHTS

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NEW CONSTRUCTION - BUILDINGS NOW OPEN:

- VCU Health - 17,000 SF Emergency Medical Facility
- Tractor Supply - 19,000 SF
- Virginia Family Dentistry
- Starbucks
- Arby's

TRADE AREA

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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