

CAROLINE COUNTY, CAROLINE COUNTY, VA 22427

# CAROLINE COUNTY



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

# CAROLINE COUNTY

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## PROPERTY SUMMARY



### PROPERTIES

Carmel Church Loop Road  
10.6 +/- Acres

Rogers Clark Blvd. (Rte. 207)  
1.55 Acres - 9 Acres  
Proposed curb cut  
Storm water management on site

### PROPERTY HIGHLIGHTS

- Zoned B-1
- Utilities nearby
- Interstate opportunity
- Located off I-95 At Rte. 207 Exit and direct access to Rte. 1

### NEARBY BUSINESSES

Distribution Centers: Value City Village, World Class Distribution, McKesson Distribution, and M. C. Dean Distribution Center

Retail: 7-11, Flying J, Arby's, Taco Bell, Waffle House, McDonald's and more

Hotels: Knights Inn, Super 8, Comfort Suites and Quality Inn

### TRAFFIC COUNTS

- Rogers Clark Blvd - 8,000 VPD
- I-95 - 106,000 VPD
- Rte. 1 - 5,100 VPD



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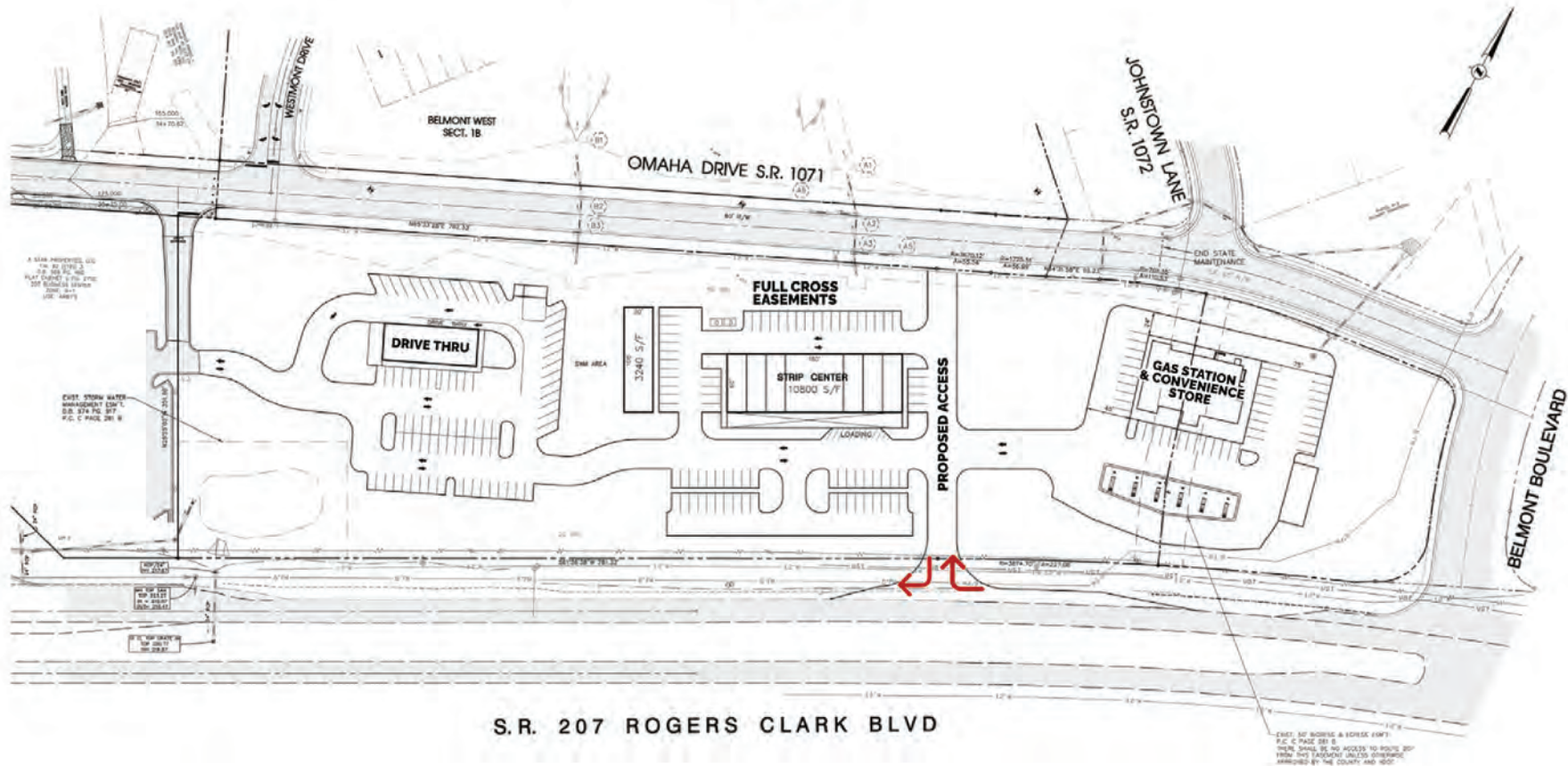
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## CONCEPTUAL PLAN



### ROGERS CLARK BLVD (RTE. 207) 9 ACRES



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AERIAL



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AERIAL // 6



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## DEMOGRAPHICS MAP & REPORT

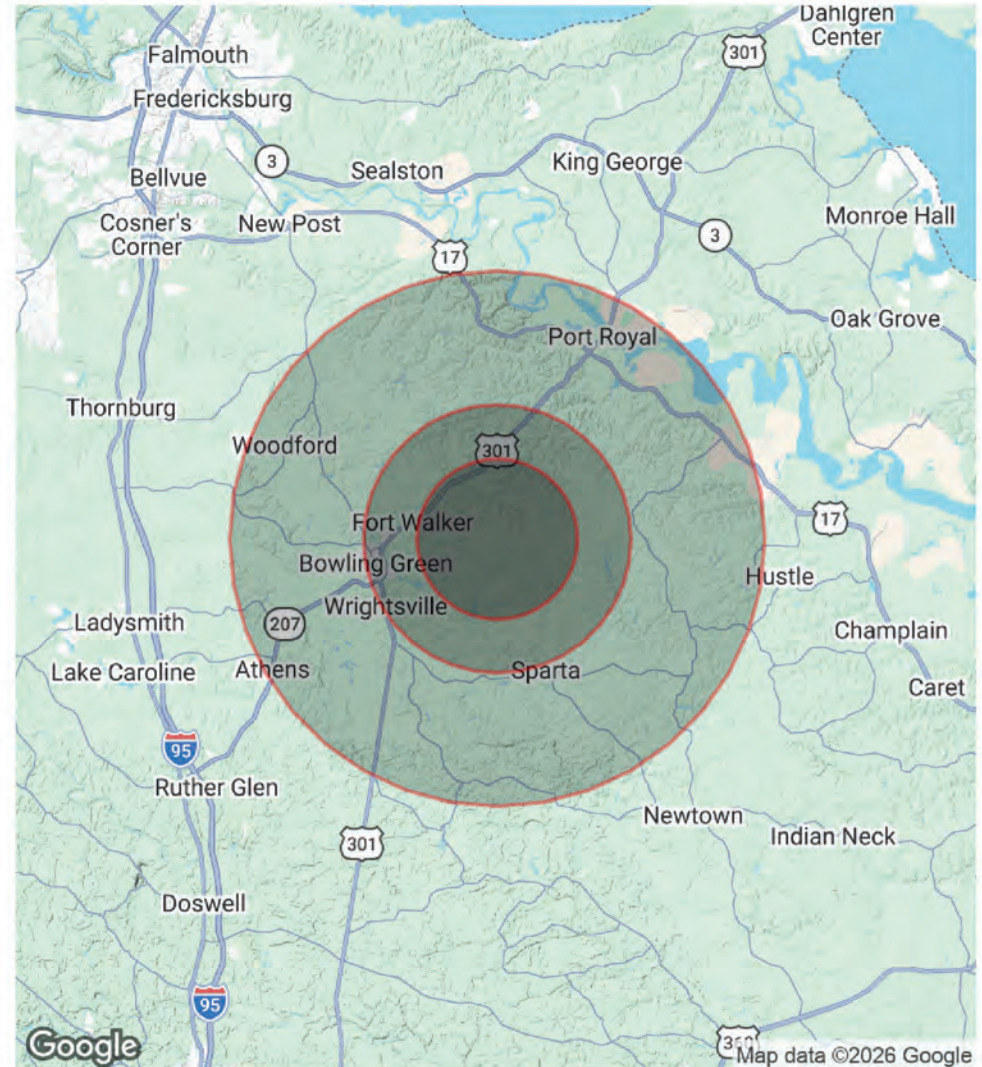


### POPULATION

	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	1,024	5,699	23,082
<b>Average Age</b>	44	43	43
<b>Average Age (Male)</b>	43	41	42
<b>Average Age (Female)</b>	46	44	45

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	31	1,203	4,024
<b># of Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$103,069	\$101,897	\$103,562
<b>Average House Value</b>	\$356,597	\$346,210	\$331,391



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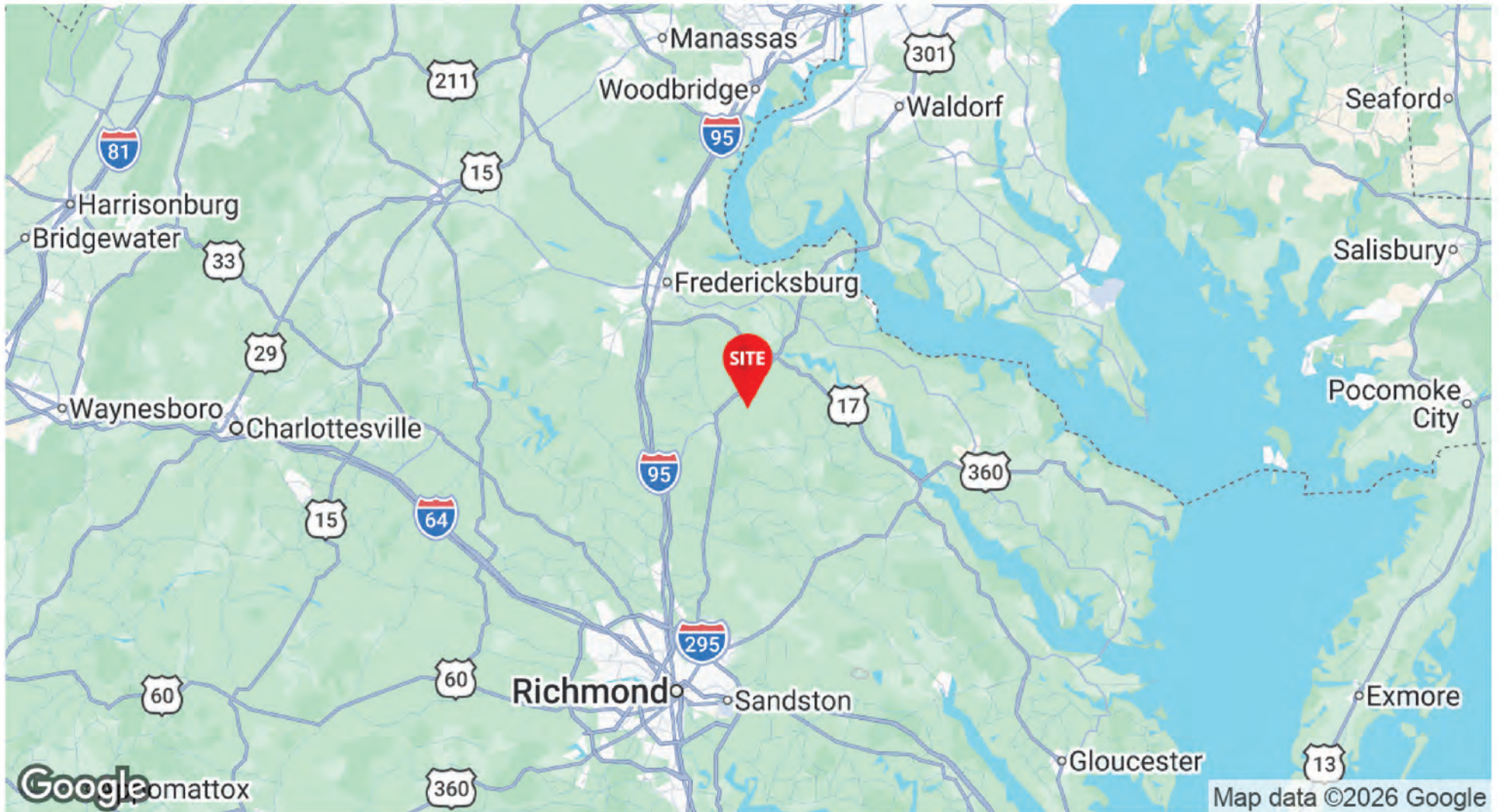
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LOCATION MAP



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LOCATION MAP // 8



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