

PROPERTY DESCRIPTION

0.896 Acres of Land with a 14,850 SF Building
Zoned M1 - perfect for multiple industrial uses
Strategically located in Goochland County

PROPERTY HIGHLIGHTS

- 14,850 SF situated on 0.896 Acres
- Located in Manakin Sabot / Goochland County
- Zoned: M1 - Potential for multiple industrial uses
- 14,000 VPD on Broad Street Rd
- 11,000 VPD on Ashland Rd

OFFERING SUMMARY

Sale Price:	Ask Agent
Lot Size:	0.896 Acres
Building Size:	14,850 SF

DEMOGRAPHICS	2 MILES	5 MILES	7 MILES
Total Households	1,034	22,880	42,125
Total Population	2,260	59,905	106,988
Average HH Income	\$172,649	\$186,729	\$171,916

For more information:

ELLEN LONG

President / Principal Broker
 804.864.9788 x101
 ellenlong@taylorlongproperties.com

Taylor Long Properties
 10142 West Broad St
 Glen Allen, VA 23060
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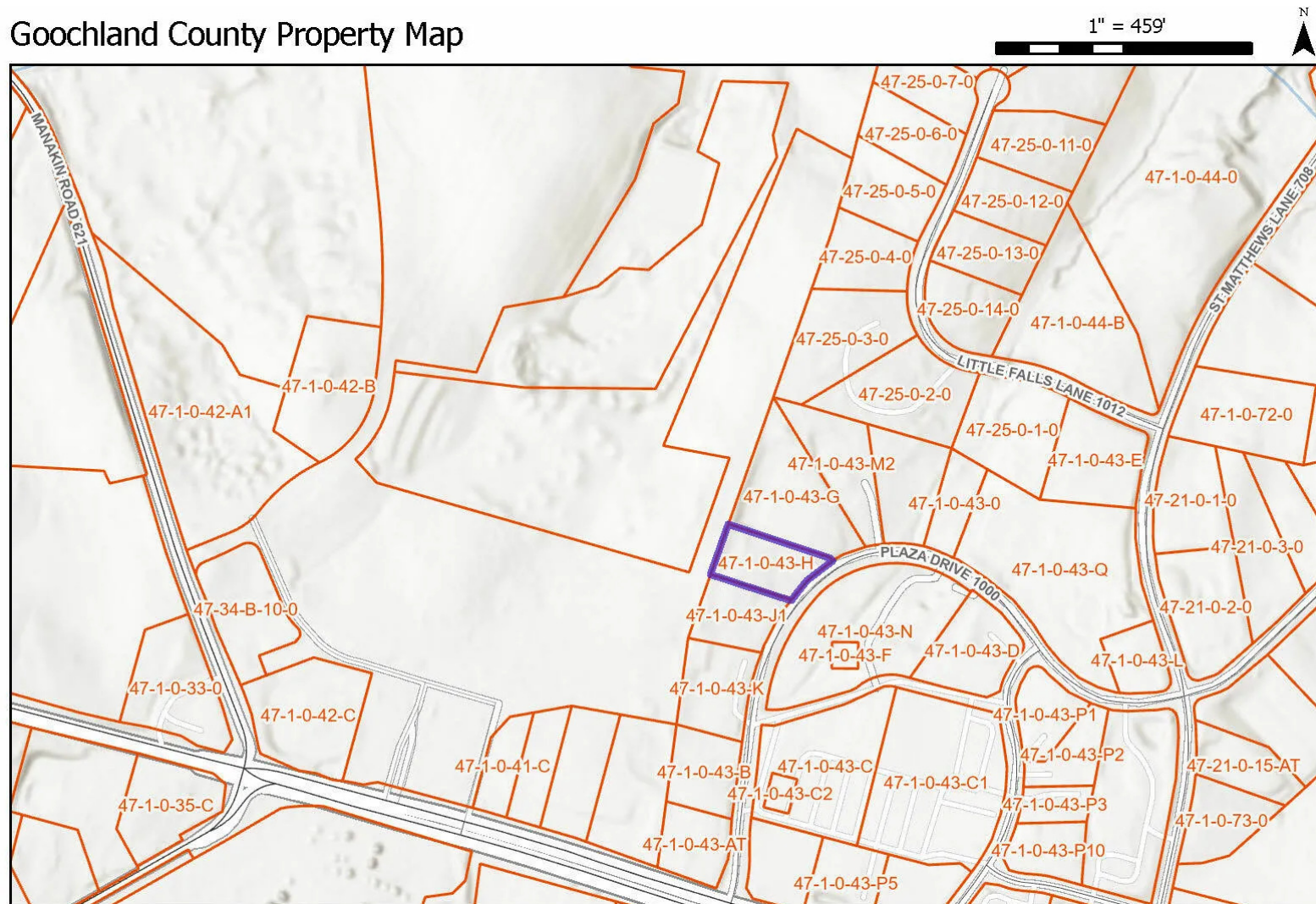
PROPERTY FOR SALE

INDUSTRIAL BUILDING + LAND

54 PLAZA DR MANAKIN SABOT, VA 23103

Taylor Long
PROPERTIES
Commercial Real Estate

Goochland County Property Map



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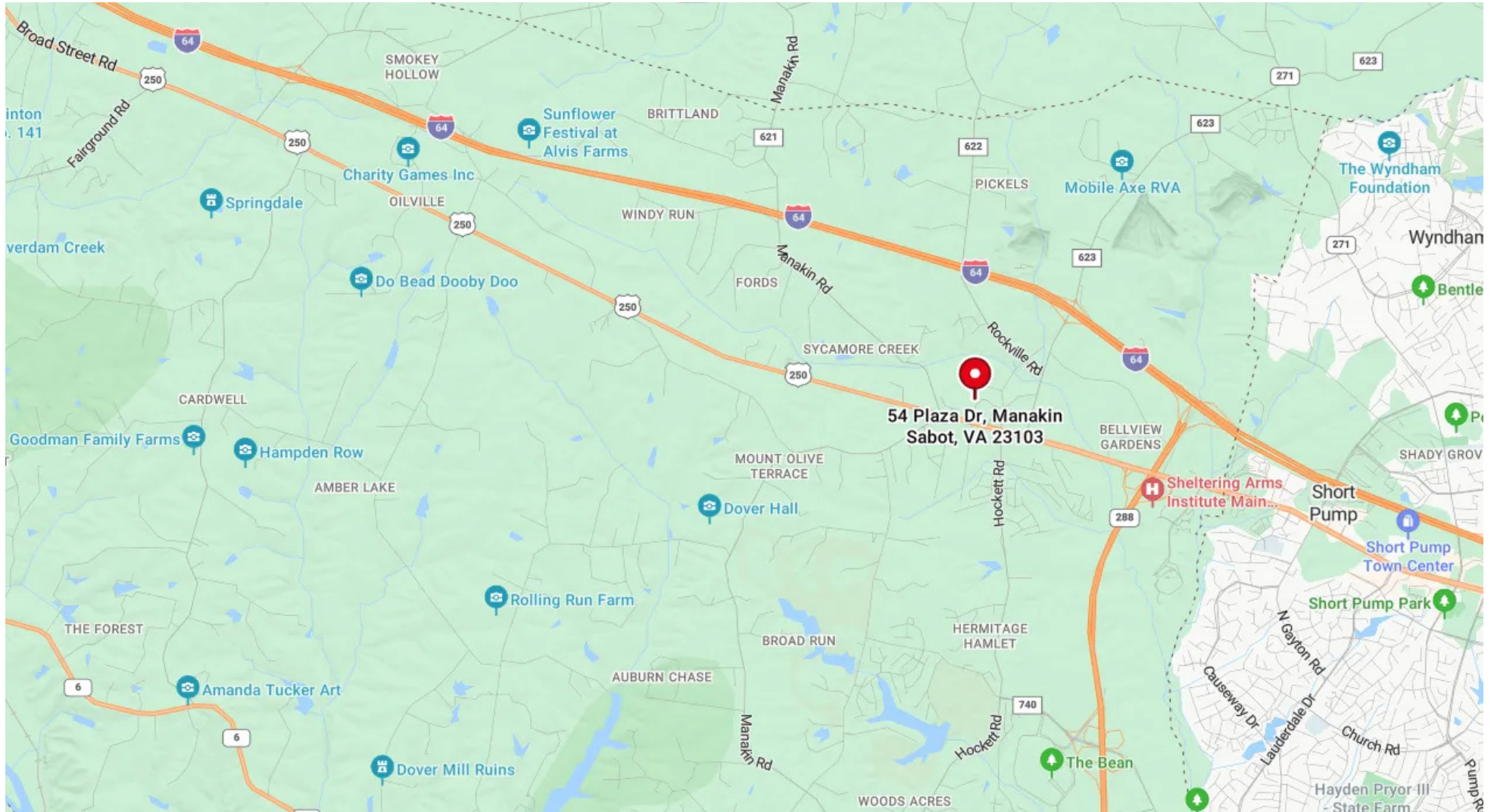
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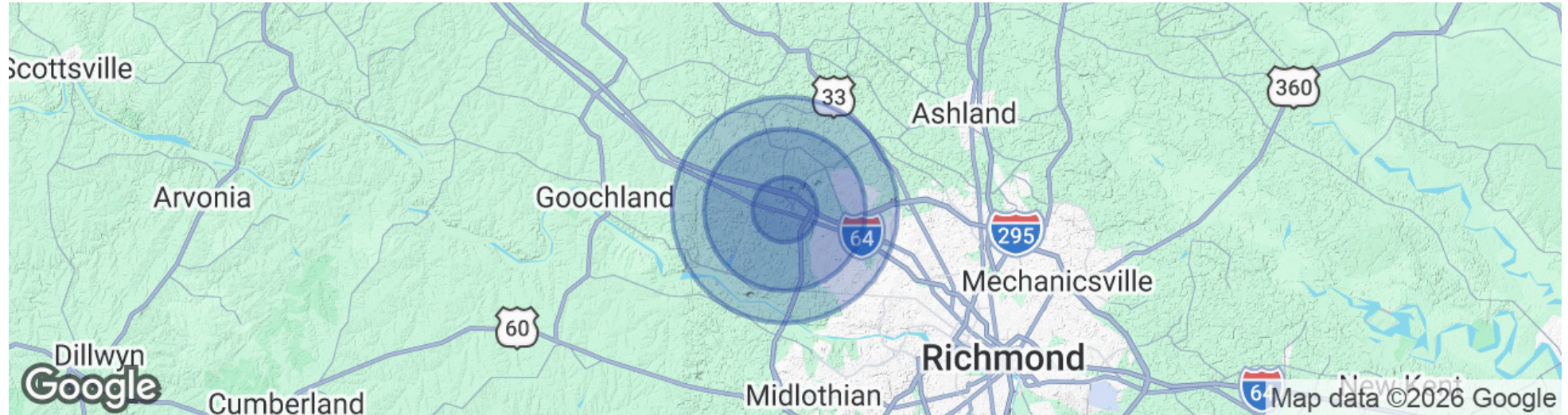
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POPULATION	2 MILES	5 MILES	7 MILES
Total Population	2,260	59,905	106,988
Average Age	54.1	42.7	42.8
Average Age (Male)	56.8	41.6	40.9
Average Age (Female)	51.3	43.3	43.7

HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	1,034	22,880	42,125
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$172,649	\$186,729	\$171,916
Average House Value	\$620,031	\$567,338	\$527,556

2023 American Community Survey (ACS)

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