

3.66 Acres Commercially Zoned Parcel on Rte 60

Powhatan Retail Frontage with Public Utilities at Street | County Approved Site Plan

EXCLUSIVE LISTING

FOR SALE



North Systems, Inc.
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ONE SOUTH
COMMERCIAL

2620 ANDERSON HWY,

POWHATAN, VA 23139



\$749,000

PROPERTY HIGHLIGHTS

- ✓ APPROVED SITE PLAN FOR 16,400 SF BUILDING WITH 90 PARKING SPACES
- ✓ HIGHLY VISIBLE LOCATION ON NORTH SIDE OF RTE 60
- ✓ 3.66 ACRES COMMERCIALLY ZONED PARCEL
- ✓ STRATEGICALLY LOCATED IN PATH OF DEVELOPMENT
- ✓ NEIGHBORING NATIONAL AND FRANCHISE RETAIL INCLUDING TRACTOR SUPPLY, MCDONALD'S, SHEETZ, AND WALMART

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One South Commercial is proud to present a rare opportunity to own a 3.66-acre commercial-zoned parcel located on the bustling Route 60 corridor in central Powhatan County.

QUICK FACTS

ADDRESS | 2620 Anderson Hwy,
Powhatan, VA 23139

PID | 041-12C

ZONING | CC (Commerce Center)

GLA | 2,484 SF (Building)

LOT SIZE | 3.66 AC

YEAR BUILT | 1972

SALE PRICE | \$749,000

This prime piece of real estate offers exceptional visibility, accessibility, and potential for a wide range of commercial uses.

Strategic Location:

Situated directly on Route 60, this parcel enjoys high traffic exposure with thousands of vehicles passing daily. Its central location in Powhatan County makes it easily accessible to the growing residential communities, local businesses, and nearby cities.

Zoning Flexibility:

Zoned for commercial use, this property offers a versatile range of development options, including retail, office, service businesses, restaurants, or mixed-use projects. The zoning regulations are designed to support business growth, making it ideal for investors and developers looking to establish or expand their footprint.

High Growth Area:

Powhatan County has seen a surge in population growth, attracting new residents and businesses alike. This parcel is perfectly positioned to serve the needs of the expanding local market while benefiting from the area's strong economic development initiatives.

Excellent Accessibility:

With direct access to Route 60, the property is just minutes away from major intersections, including Route 522 and Route 288, providing seamless connectivity to Richmond, Chesterfield, and Goochland. This accessibility makes it a prime location for businesses looking to serve both local and regional customers.

Utilities Available:

Public utilities, including water and sewer, are available, simplifying the development process and reducing upfront costs for new construction.

Level and Cleared Land:

The 3.66-acre lot is primarily level and is partially cleared along Rte 60. The parcel's size and shape offer flexibility in site design, accommodating a variety of building layouts and parking configurations.





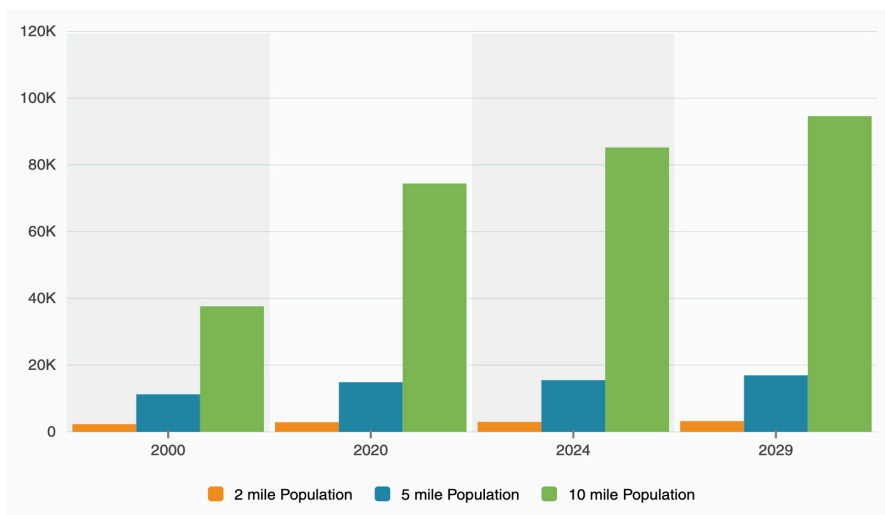
TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Rocky Oak Rd	May WayDr W	430	2022	0.29 mi
Batterson Road	Anderson Hwy W	526	2022	0.57 mi
Batterson Rd	Anderson Hwy W	948	2022	0.57 mi
Dorset Ridge Ter	Dorset Ridge Way E	110	2018	0.64 mi
Rocky Oak Rd	Reams Rd W	454	2022	0.72 mi
Oneida Rd	Ocala Dr N	20	2022	0.73 mi
Genito Blackbird Cir	Genito Princess Dr W	30	2018	0.76 mi
Dorset Ridge Way	Dorset Ridge Rd S	258	2022	0.76 mi
Highland Dr	Perry Dr N	99	2022	0.78 mi
Genito Princess Dr	Genito Blackbird Cir NW	40	2018	0.79 mi

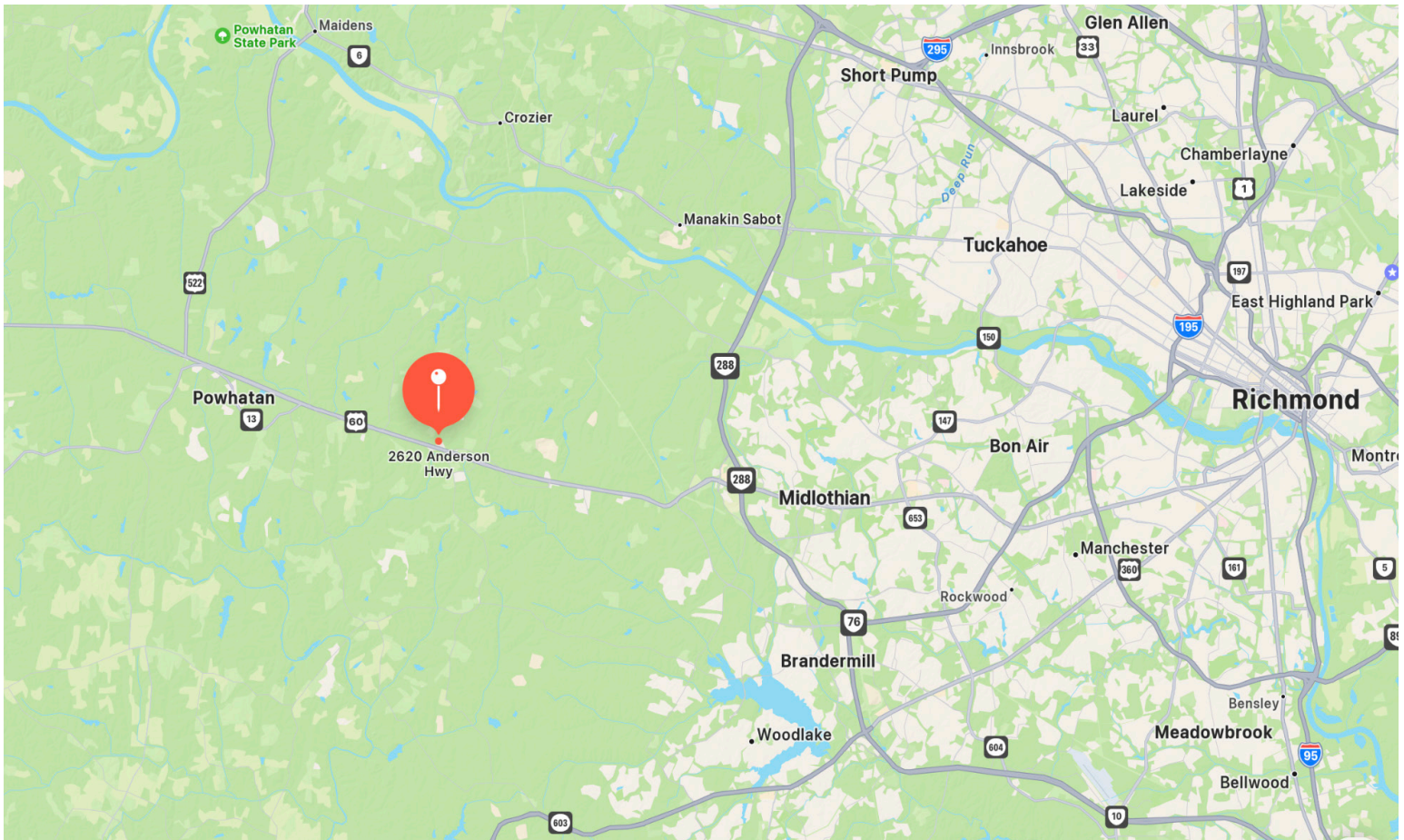
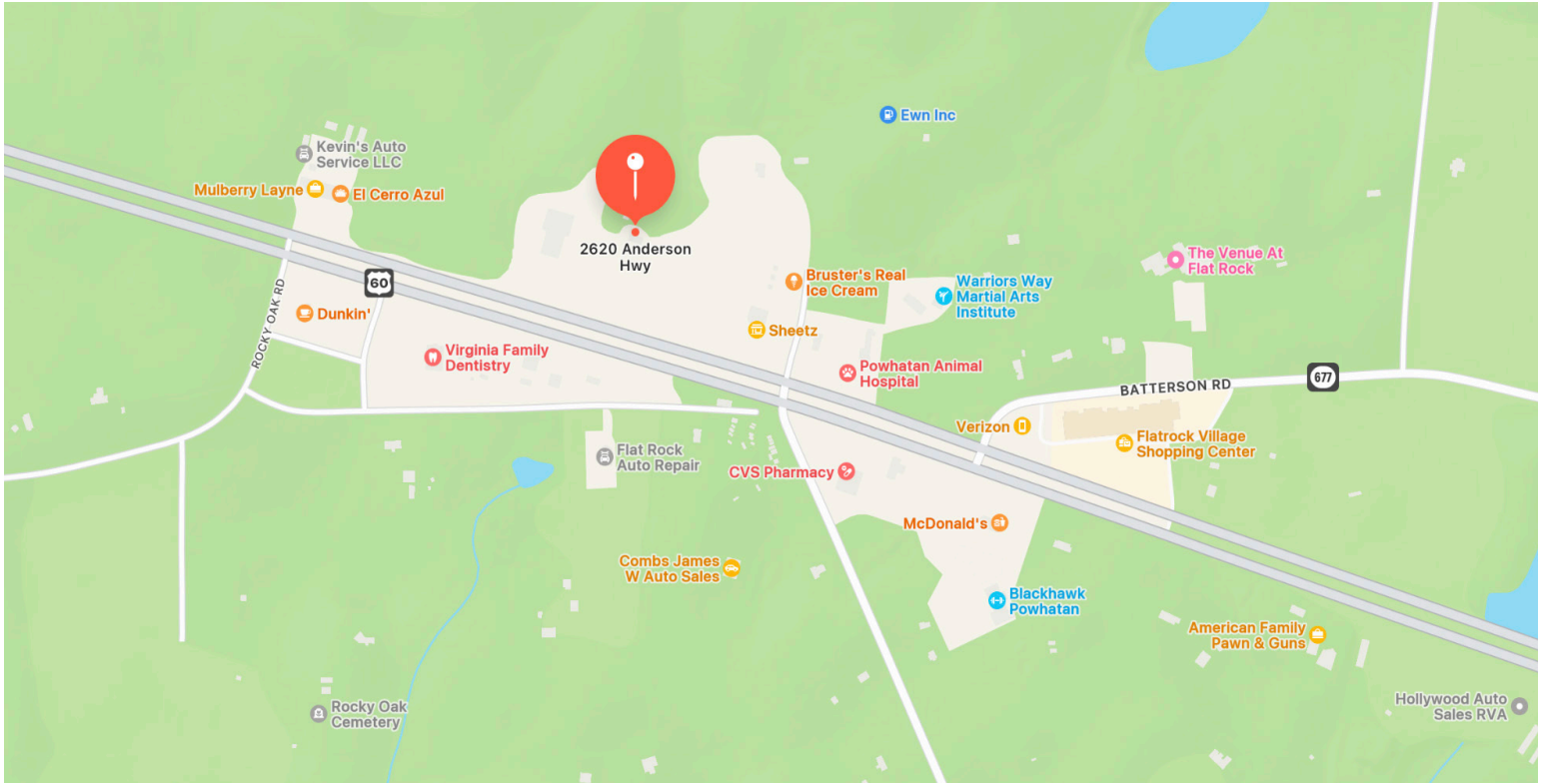
INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$115,013	\$127,513	\$146,705
Median Household Income	\$98,655	\$111,109	\$124,801
< \$25,000	79	394	2,444
\$25,000 - 50,000	150	602	2,895
\$50,000 - 75,000	164	692	3,423
\$75,000 - 100,000	186	855	3,609
\$100,000 - 125,000	159	818	2,847
\$125,000 - 150,000	165	745	2,677
\$150,000 - 200,000	121	965	5,764
\$200,000+	114	742	6,732

POPULATION



LOCATION



POWHATAN

Powhatan County stands out within the Greater Richmond metro area, offering a prime blend of accessibility and rural charm. Situated just 20 miles west of Richmond, the Commonwealth's capital city, Powhatan enjoys the advantage of a quick 30-minute drive to downtown Richmond from most parts of the County. This strategic location has allowed Powhatan to thrive alongside the growth of the Greater Richmond region, with direct connections to key areas throughout the state.

Regionally, Powhatan's central location ensures excellent accessibility. The County is within easy reach of Virginia's five largest cities and is approximately two and a half hours from Washington, D.C., and three hours from Raleigh, NC. Despite its proximity to these major urban centers, Powhatan maintains a peaceful, rural atmosphere, making it a highly attractive area for businesses and residents alike. This balance of convenience and tranquility has positioned Powhatan as one of the fastest-growing localities in Virginia, with increasing interest from those seeking both quality of life and opportunity.

Powhatan County's history is as rich as its landscape. Settled by French Huguenots in the early 1700s, the County was officially established in 1777, named in honor of Chief Powhatan, father of the famed Pocahontas. The original courthouse, constructed in 1778, marked the creation of Scottville, named after General Charles Scott, a Revolutionary War hero. The County's current boundaries were set in 1850 with the annexation of a small portion of Chesterfield County.

Positioned between the Appomattox and James Rivers in Virginia's Central Piedmont, Powhatan offers not only scenic beauty but also strategic access to key destinations. Within a two-hour drive of the Atlantic Ocean, Washington, D.C., Colonial Williamsburg, and the Blue Ridge Mountains, Powhatan is a uniquely situated locale that combines the best of rural living with proximity to significant markets and attractions.





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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