

16.44 Acre Development Opportunity

LAND | FOR SALE

16.44 ACRES

DEVELOPED
2025



6200 MECHANICSVILLE TURNPIKE | MECHANICSVILLE, VA 23111

CBRE

High Visibility

MIXED-USE POTENTIAL | HIGH TRAFFIC | PRIME LOCATION

- + 16.44 acres parcel with frontage on Route 360
- + Comp planned for Residential and Commercial uses
- + Currently Zoned A-1
- + Multiple Townhome and Apartments under development nearby
- + New Public High School and Middle Schools planned < 2 miles from site
- + 43,000 Vehicles Per Day (Mechanicsville Turnpike)
- + Numerous access points on Mechanicsville Turnpike and Westhaven Drive
- + Contact agent for pricing

Demographics	1 Mile	3 Miles	5 Miles
Population:	7,373	28,818	57,698
Daytime Employees	2,185	11,908	20,927
Average HH Income	\$118,217	\$116,194	\$113,912

CONTACT US:

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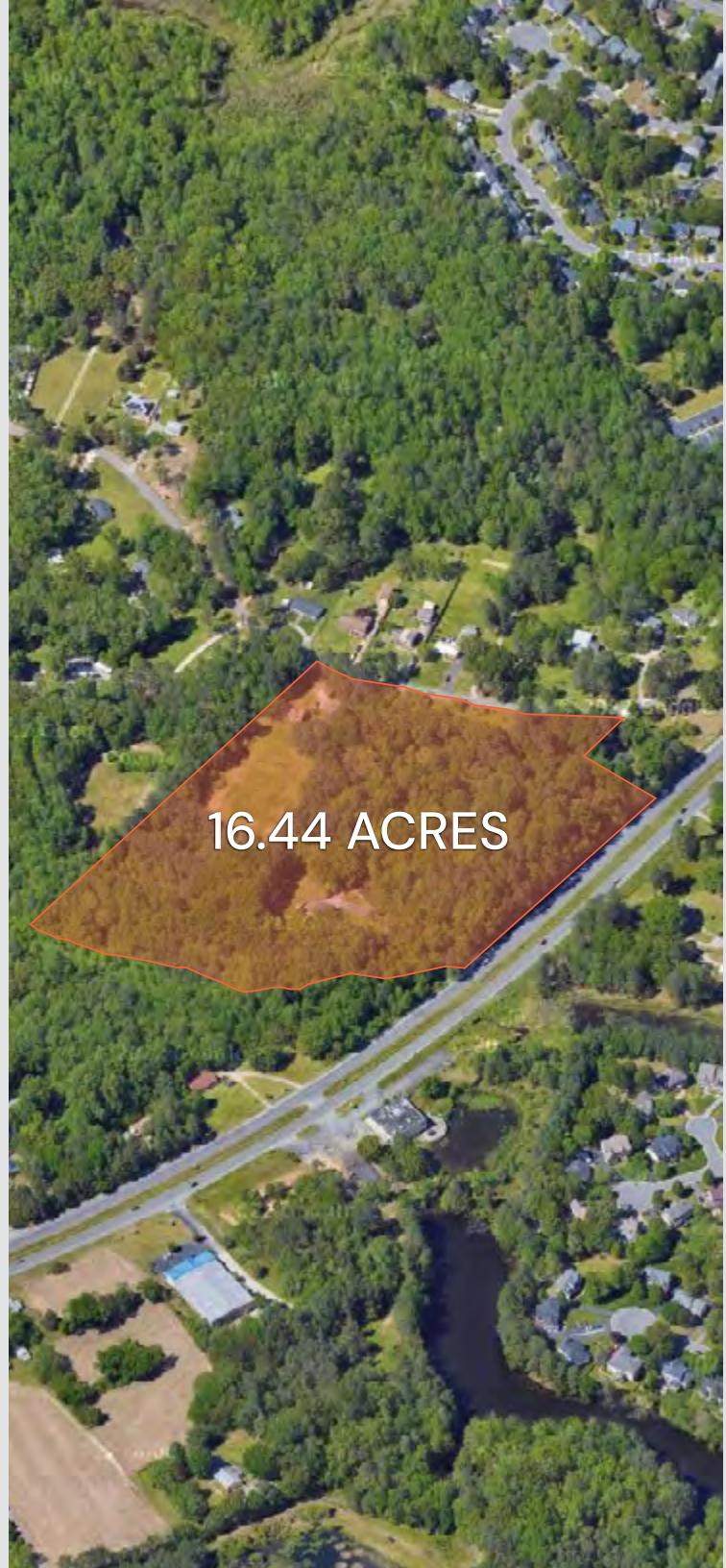
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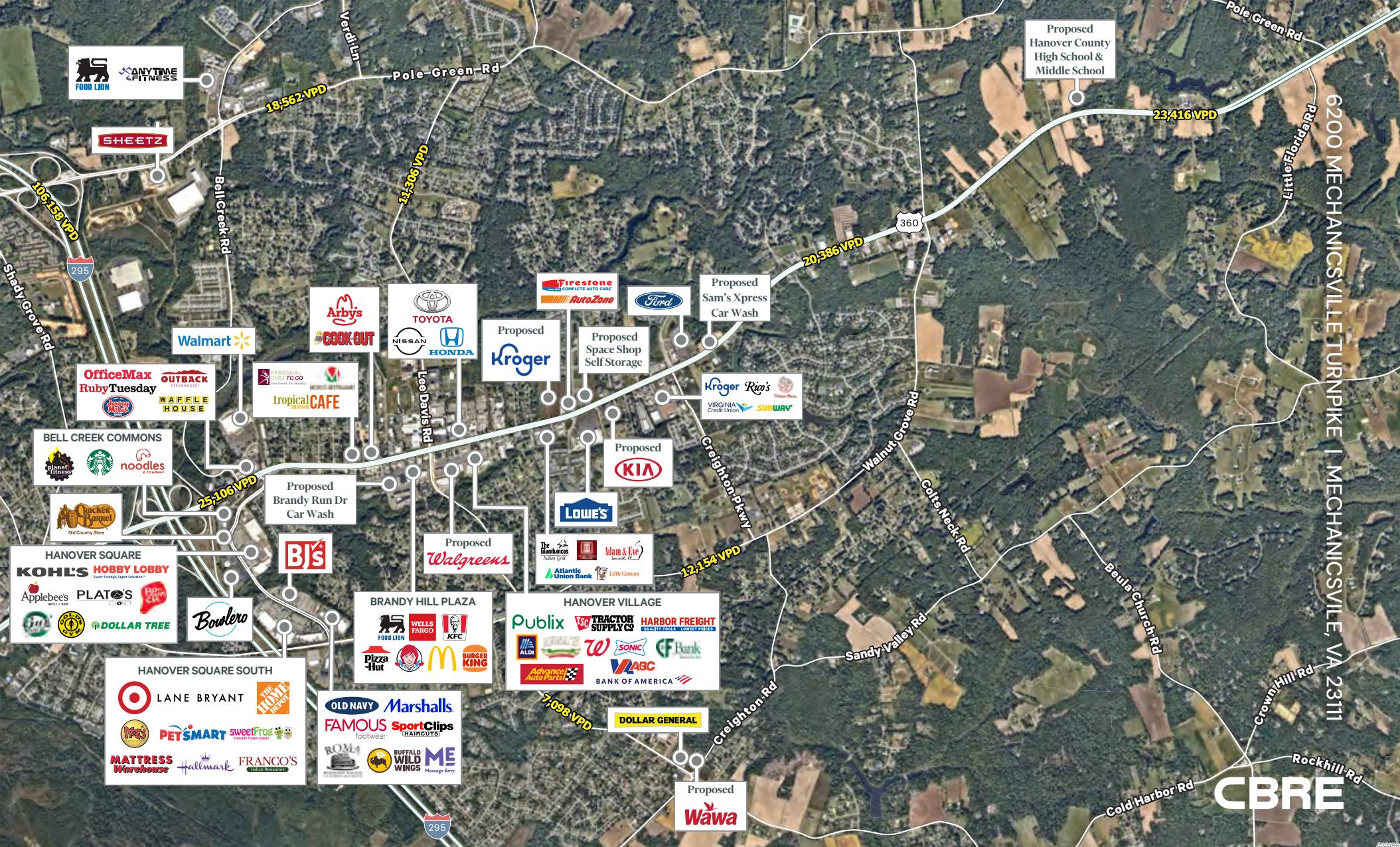
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