

For
Sale

Commercial Land at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Offering Summary

Sale Price:	\$787,999 - 1,579,998
Number of Units:	1-2
Lot Size:	0.37 - 2.86 Acres
Building Size:	2,282 - 5,293 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	853	2,569
Total Population	438	2,036	6,056
Average HH Income	\$84,133	\$86,044	\$86,387

Interstate Access

6 miles to Downtown Richmond on Interstate 295/95 Corridor

Property Description

.03 - 2.86 Acres zoned B3 for multiple business uses with 97 feet road frontage on Cold Harbor Rd, with access from Fast Lane Rd, facing I-295 Mechanicsville Interchange, at the 360 Commercial Corridor. There is an additional 2.43 contiguous acres for 2.86 total acres available for commercial development. There are 2-unit buildings on both lots, for a total of 4 income-generating units in a fast-growing, convenient location 6 miles to Downtown Richmond and 12 mi from Richmond International Airport. This is an 'as is' sale.

Property Highlights

- Redevelopment Opportunity
- High-Visibility Business Location
- Short-Term Income



Susan Haas, MURP Principal Broker

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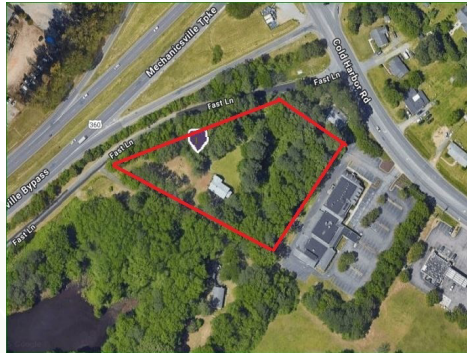
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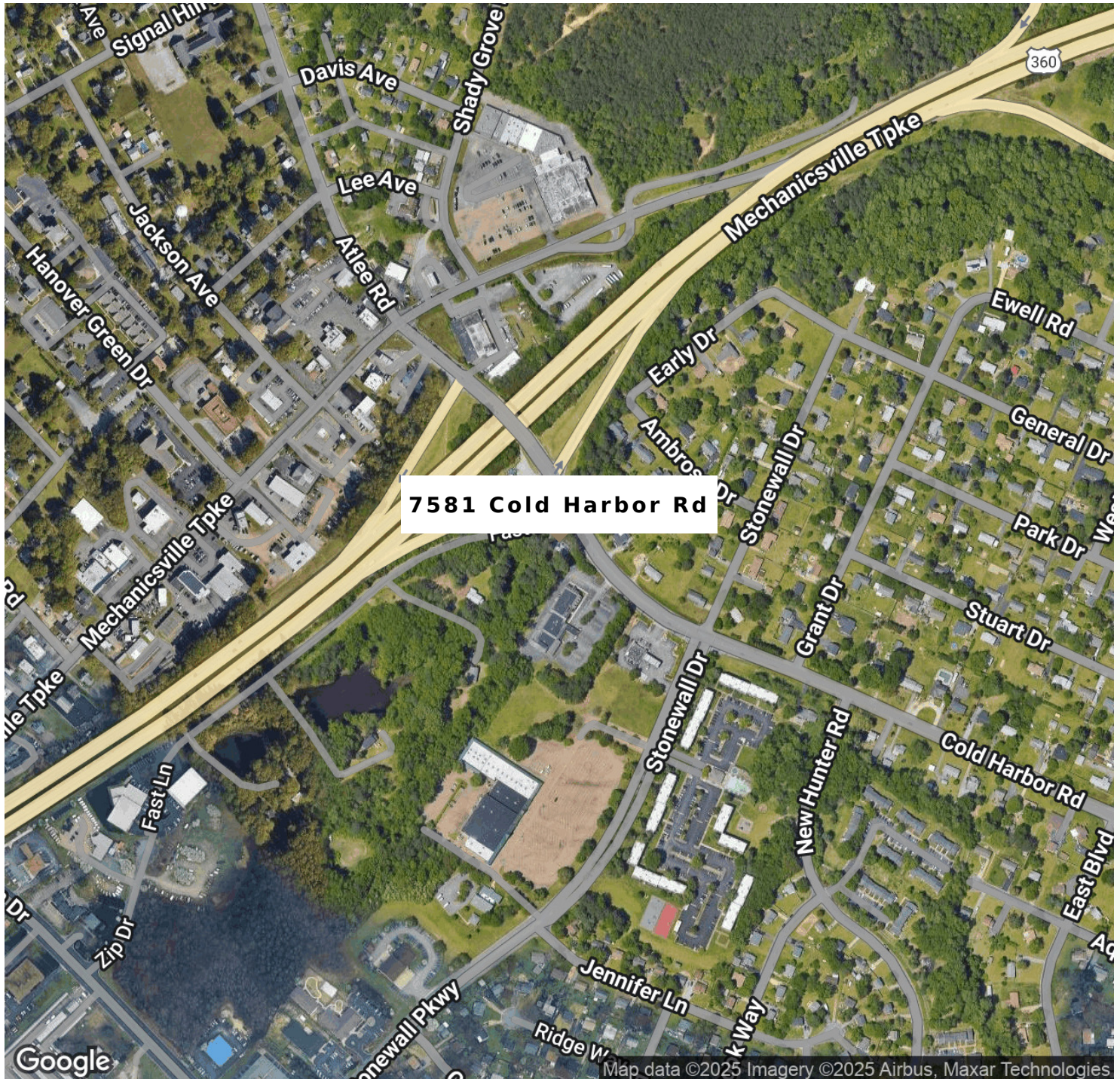
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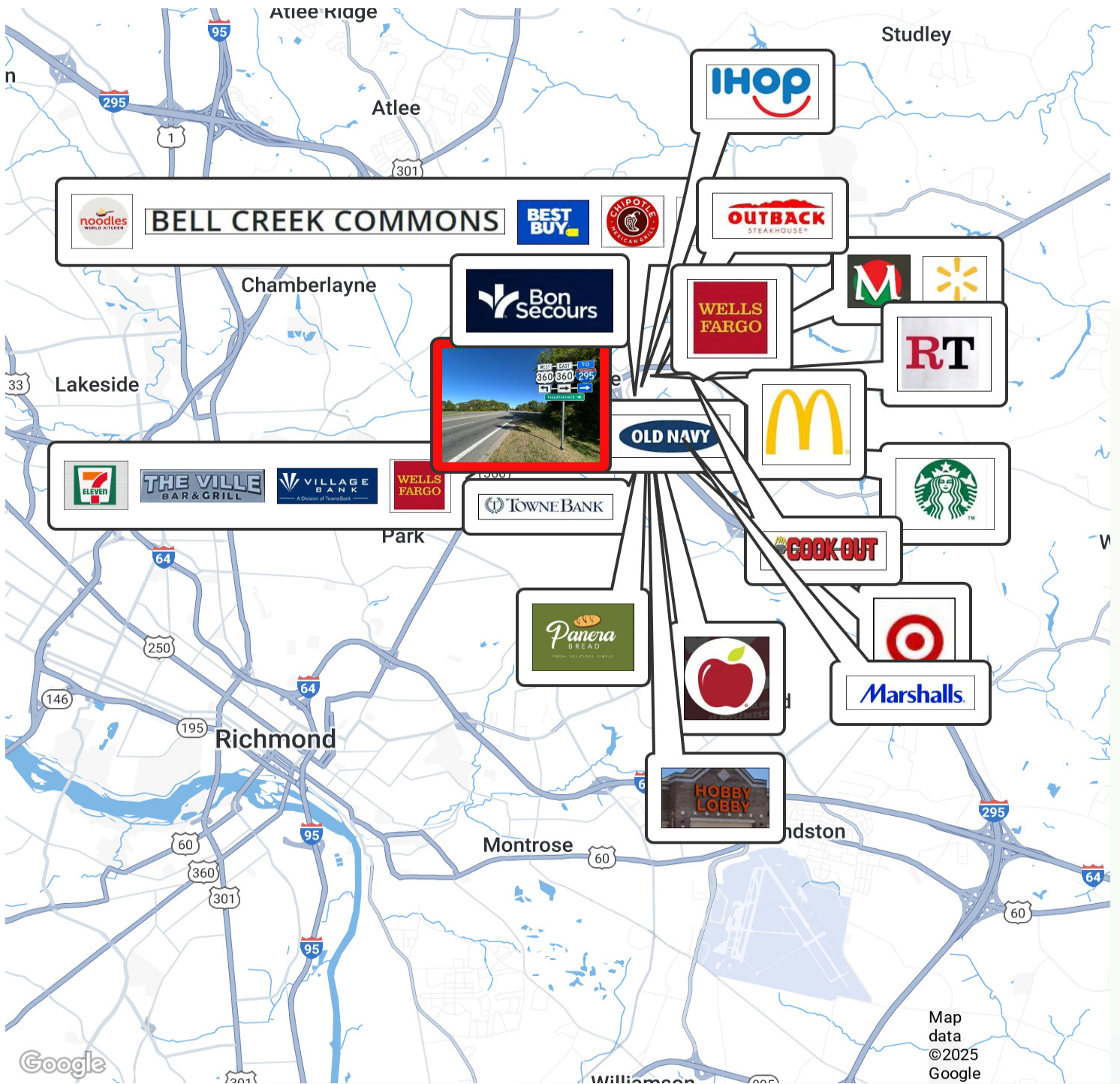
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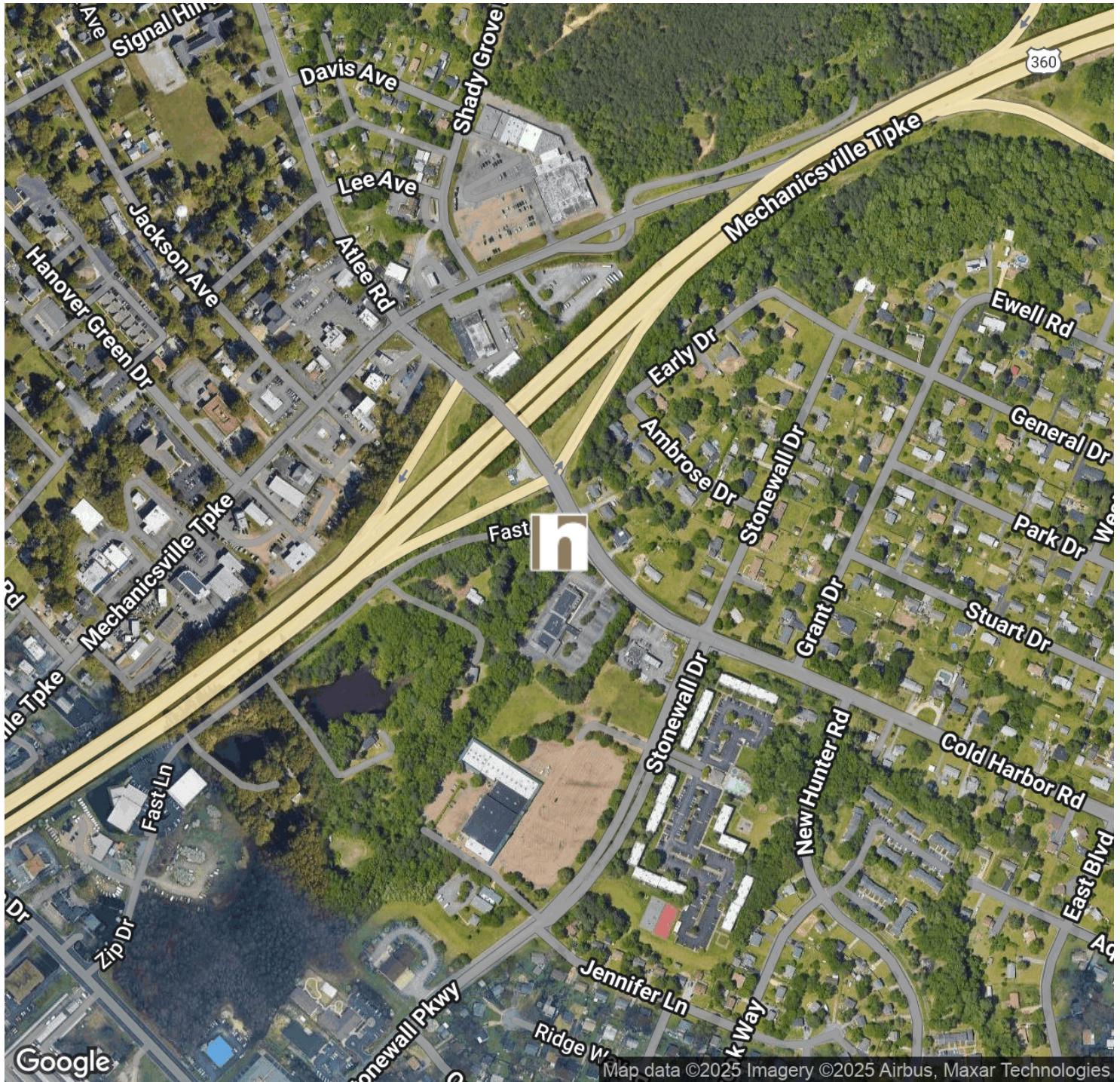
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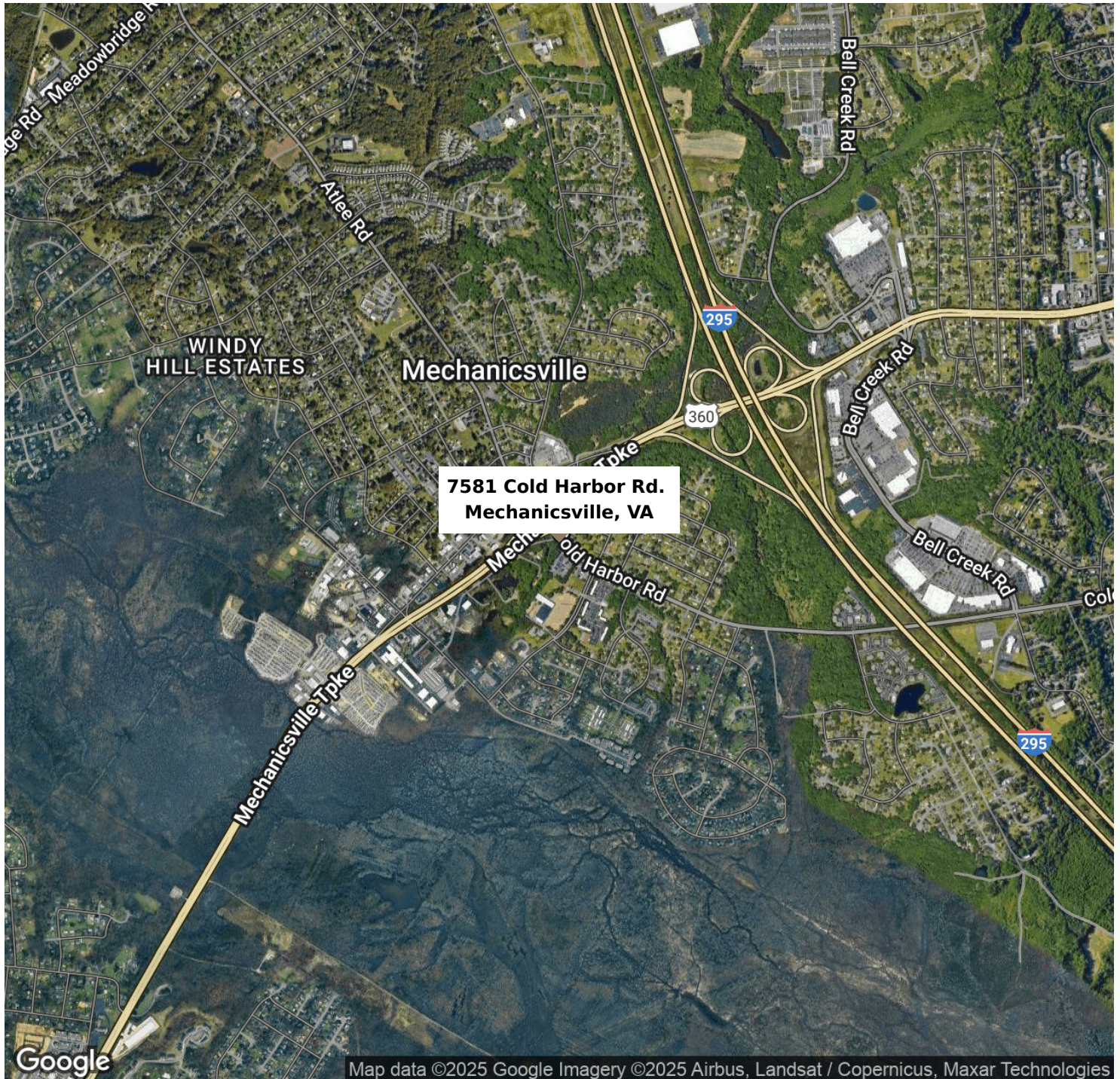
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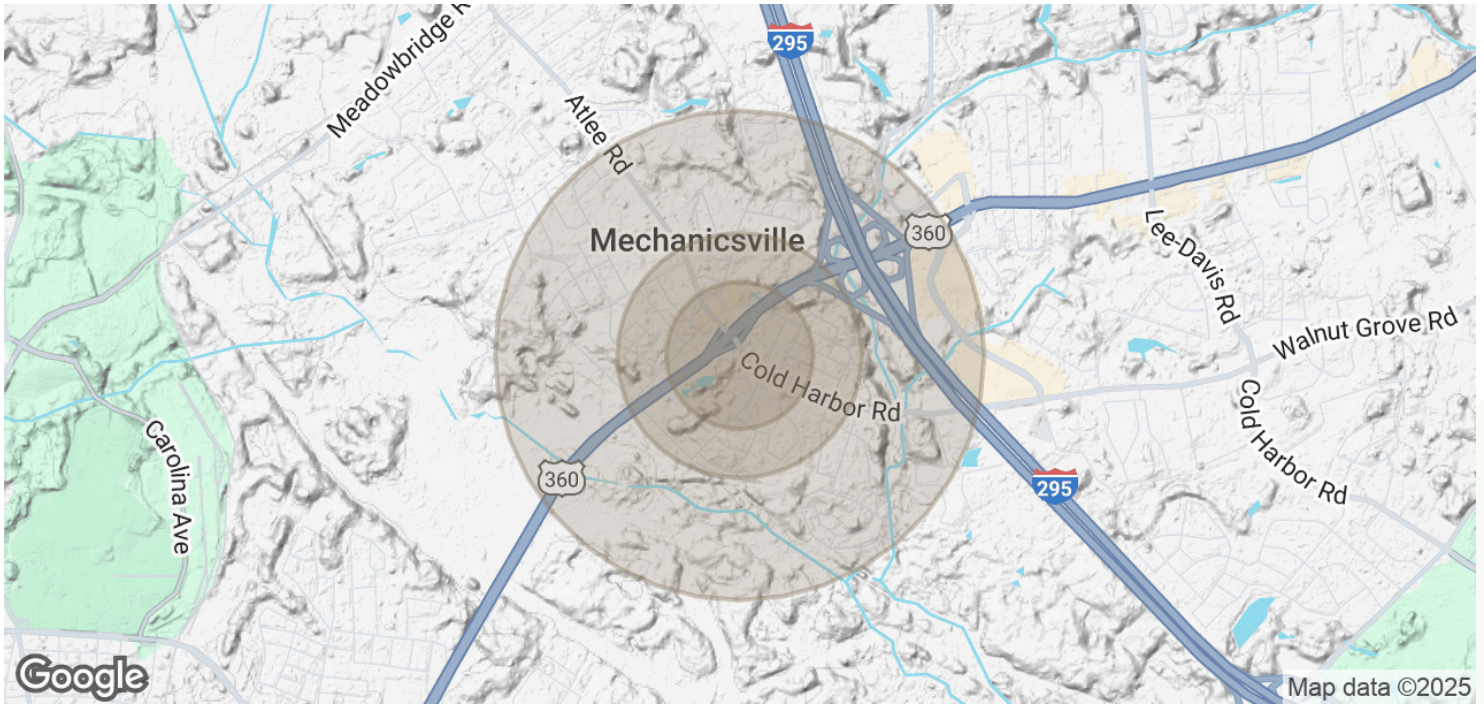
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Population

0.3 Miles

0.5 Miles

1 Mile

Total Population	438	2,036	6,056
Average Age	38	39	41
Average Age (Male)	35	37	39
Average Age (Female)	40	41	43

Households & Income

0.3 Miles

0.5 Miles

1 Mile

Total Households	180	853	2,569
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,133	\$86,044	\$86,387
Average House Value	\$301,021	\$302,567	\$305,886

Demographics data derived from AlphaMap



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