



BUILD-TO-SUIT IN POWHATAN

1355 ANDERSON HWY | POWHATAN, VA 23113

FEATURES

- **BUILD-TO-SUIT - Delivered within 18 months**
- **Proposed New Building Addition - 24,000 SF of Warehouse Space behind building**
- Located in the Powhatan Retail Submarket - One of the most rapidly growing markets in the Metro Richmond area
- Proposed Retail, Office and Drive-Thru on 18.23 AC Mixed-use property
- 31,000 VPD on Anderson Hwy/Rte 60
- Less than 3 miles from Westchester Commons and Rte 288
- Approx. 3,000 New Residencies approved or under construction in a 3 mile radius of the property

SPACE TYPE	Industrial for Lease		
AVAILABLE SPACE	24,000 SF		
RENTAL RATE	\$23.00/SF/Yr		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Population	7,373	39,405	220,735
Avg HH Income	\$150,366	\$142,111	\$122,768
Daytime Employment	2,834	11,750	78,719
Traffic Count	31,000 VPD on Anderson Hwy 35,000 VPD on Midlothian Tpke		

* Detailed demographics upon request



Ellen Long: President / Principal Broker
 804.864.9788 Ext. 101
 ellenlong@taylorlongproperties.com

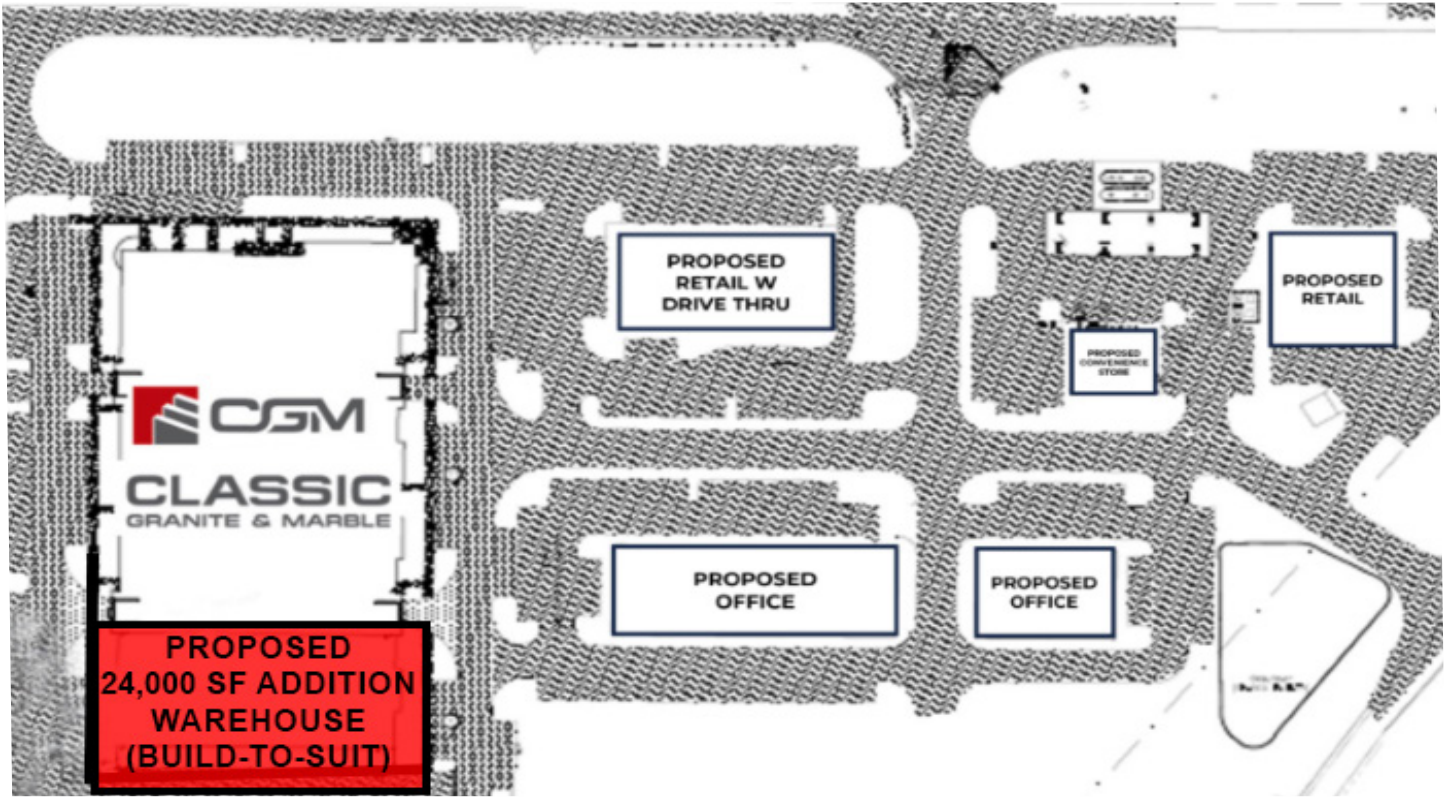
Dan Jones: Commercial Sales & Leasing
 804.864.9788 EXT. 107
 danjones@taylorlongproperties.com



Taylor Long
PROPERTIES
 Commercial Real Estate

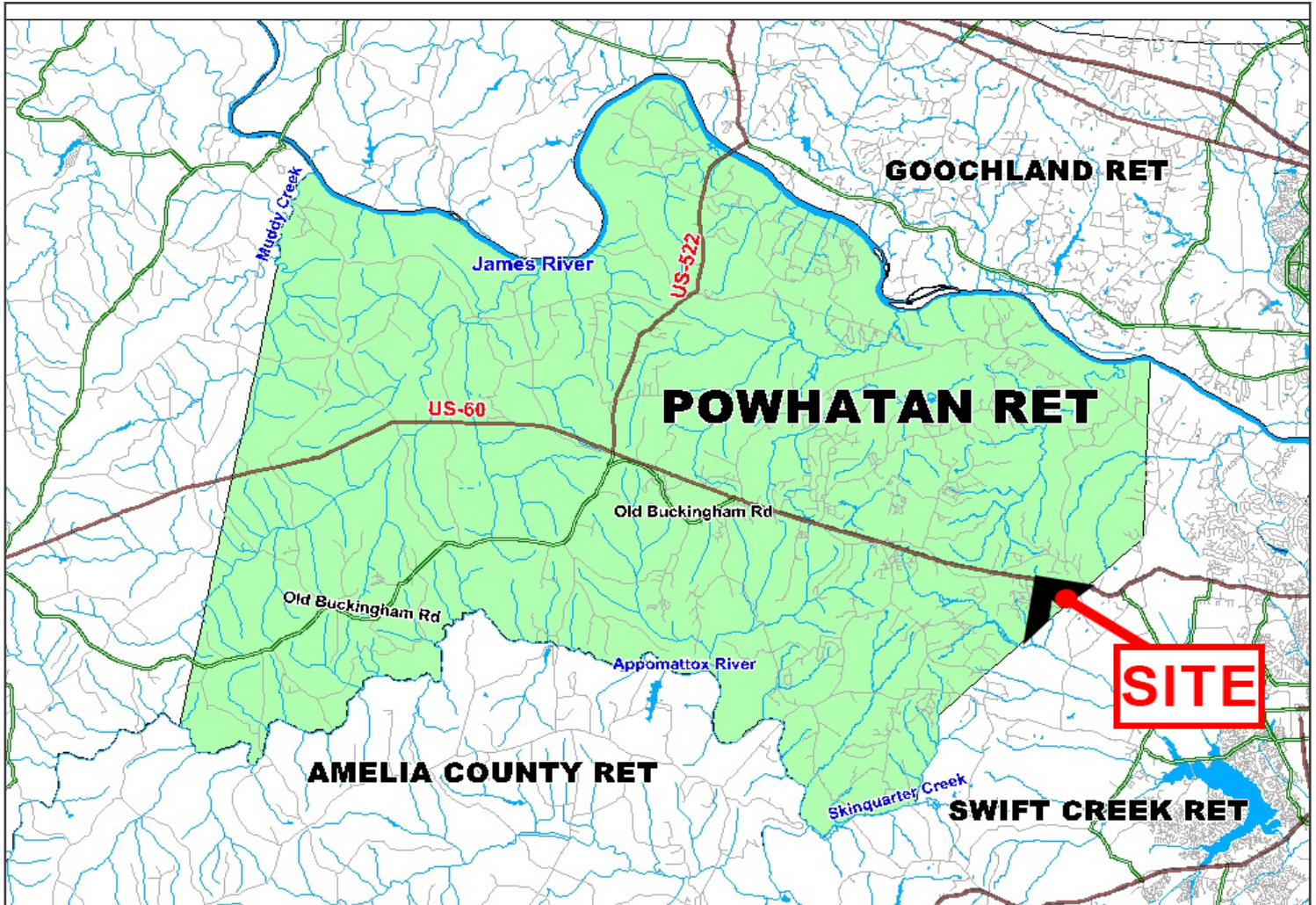


PROPERTY PLAN / AERIAL





RETAIL SUBMARKET



Powhatan Retail Submarket
Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.

