

FOR SALE

ASKING: \$2,175,000



+



**THE GAULDEN
GROUP**


THE CULLATHER GROUP



1922 Anderson Highway



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DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

OFFERS

All offers should be emailed directly to David Gaulden, at david@thegauldengroup.com, in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.

3 Offering Information



Rare Walmart Outparcel

2.47 Acres

Anderson Hwy (US 60)

Road Frontage: ~203 ft



Rare Right-In Right-Out

High Growth Area | Powhatan

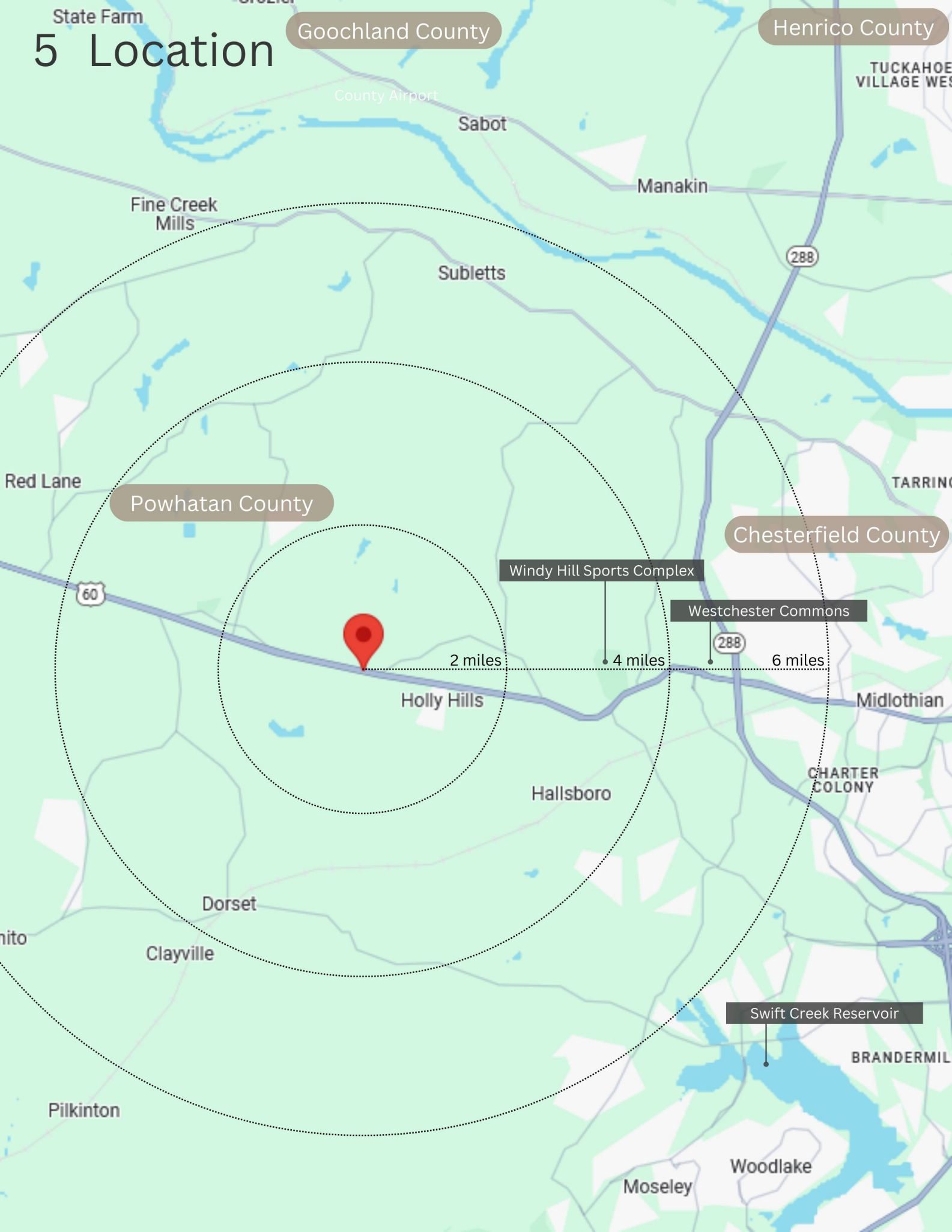
Extensive Use Zoning

Commerce Center (CC)

4 Aerial Pictures



5 Location



6 Zoning

Powhatan, VA

Greater Richmond MSA

Property Zoning Commerce Center (CC)

The purpose of the Commerce Center (CC) District is to accommodate a wide range of retail, service, office, and institutional uses that provide goods and services serving the residents and businesses in the community at large (e.g., most retail sales and services uses, small- to medium-sized shopping centers, restaurants, office buildings, recreational and entertainment uses, hotels, places of worship, medical clinics). The district is also intended to accommodate low-impact light industrial uses. Design standards are intended to ensure uses and development are pedestrian-friendly and relate to the street, and are compatible with surrounding development.

Best Potential Redevelopments: Retail, Fast Food, Car Wash, Auto-shop

A list of all potential uses is available on Municode or by direct email.

Major Industries in Powhatan, VA



Health Care



Retail Trade



Construction

7 Our Process

How to Get in Touch

Industry Leading Service
Unmatched Communication
100% Fiduciary Responsibility

Phone:
804-869-3059

Email:
david@thegauldengroup.com

website:
www.thegauldengroup.com

TOUR

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

OFFER

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

CLOSE

We will work with your team or attorney to get you under contract and to the closing table stress free.

8 Deal Team



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Deal

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