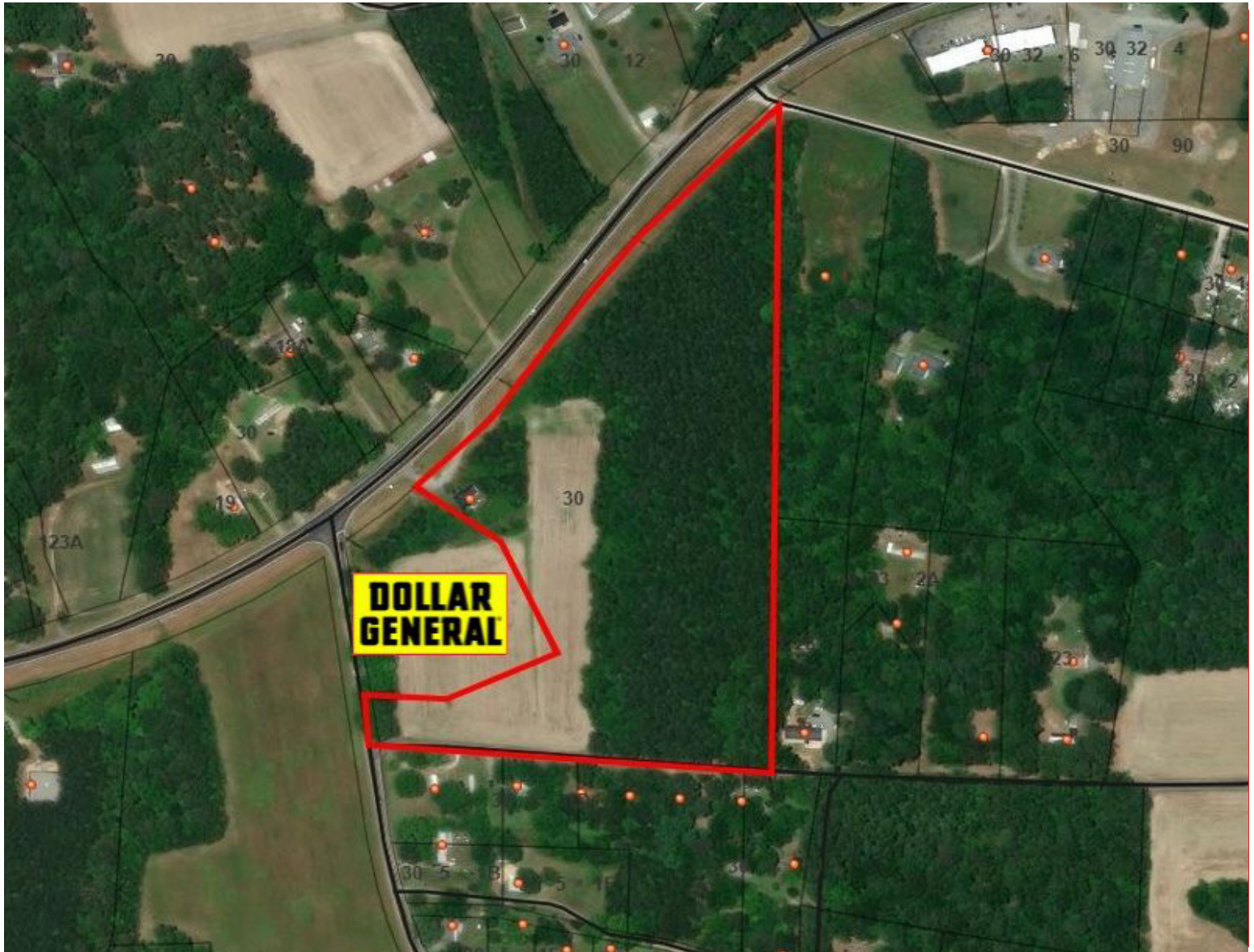


# Commercial Land in the Heart of River Country

## Zoned Development Opportunity

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 2022 GREYS POINT RD,

TOPPING, VA 23169

 **\$550,000**

### PROPERTY HIGHLIGHTS

- ✓ HALF MILE TO HUMMEL FIELD AND TWO MILES TO GREYS POINT CAMP
- ✓ CENTRALLY LOCATED BETWEEN URBANNA, SALUDA AND DELTAVILLE
- ✓ JOIN DOLLAR GENERAL UNDER CONSTRUCTION NOW
- ✓ FLEXIBLE GENERAL BUSINESS ZONING

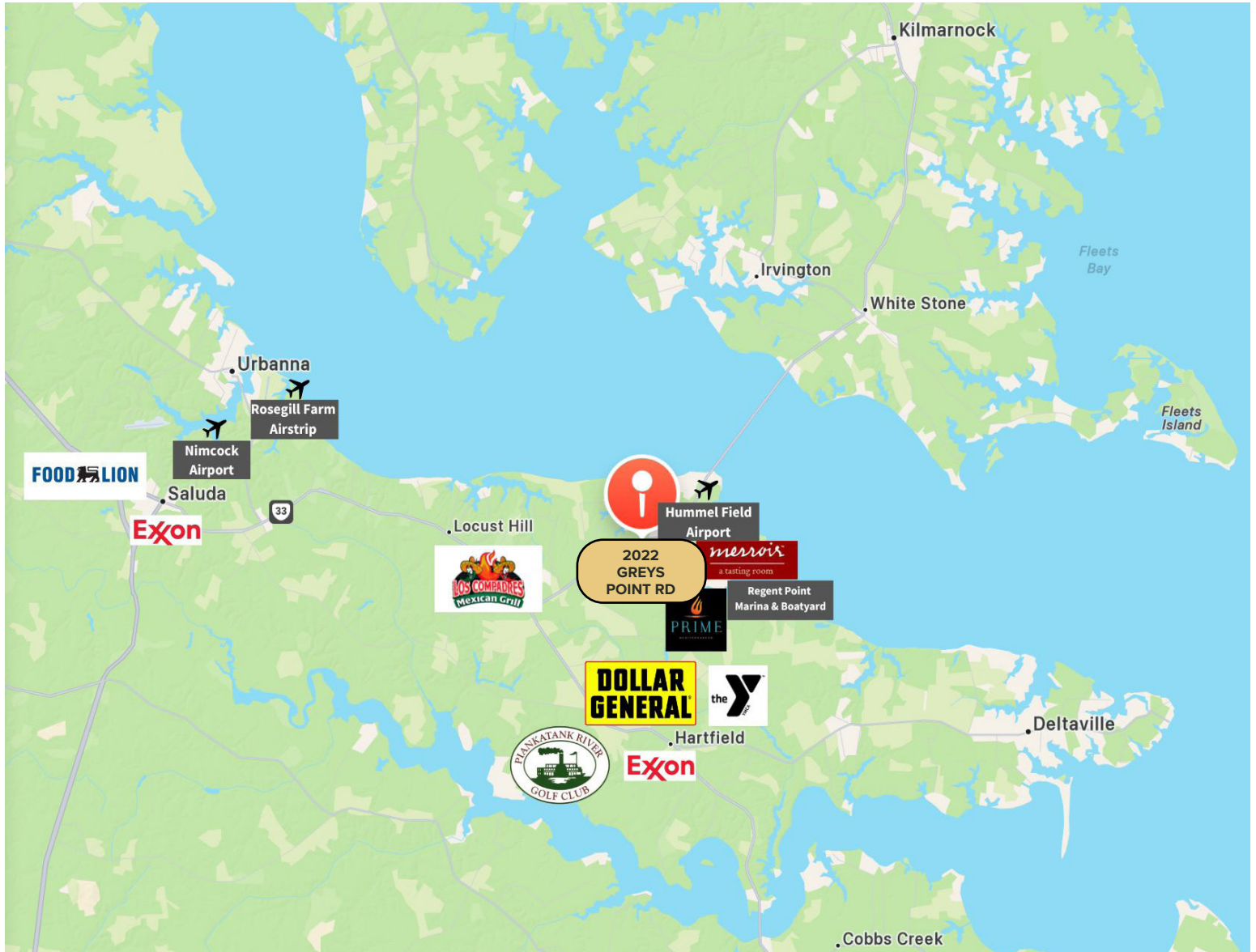
**CHRIS CORRADA | 804.833.7909**  
[chris.corrada@onesouthcommercial.com](mailto:chris.corrada@onesouthcommercial.com)



Prime commercial development site located in the heart of Middlesex County just minutes from all of the great restaurants and marinas the county has to offer. The flexible GB zoning allows most retail and business uses.

QUICK FACTS	
ADDRESS	2022 Greys Point Rd, Topping, VA 23169
PID	30-55
ZONING	GB
LOT SIZE	18.48 AC
PRICE	\$550,000





Topping, Virginia offers a unique blend of rural charm and waterfront appeal, nestled in the heart of Virginia's Middle Peninsula. Located near the Rappahannock River and just minutes from the Chesapeake Bay, Topping is a hidden gem for those seeking peaceful surroundings with access to boating, fishing, and scenic beauty. With a regional airport, marinas, and a growing interest in tourism and recreation, the area presents compelling opportunities for businesses looking to serve both locals and seasonal visitors in an idyllic, natural setting.



**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.



**CHRIS CORRADA | 804.833.7909**  
chris.corrada@onesouthcommercial.com

Chris is a Richmond native and industry veteran with extensive experience in real estate investment and development. For 13 years he served as Principal and in-house Broker with Riverstone Properties, managing and growing a diverse portfolio for one of Virginia's prominent families. This provided the opportunity to work in all sectors of commercial real estate.

Prior to joining Riverstone, Chris served as a Vice President and Project Manager with East West Partners of Virginia for 10 years. He holds an MBA with a concentration in Real Estate Development from VCU and an undergraduate degree from East Carolina University.

In 2024, Chris started his consulting company, Double C Real Estate, and joined One South Commercial as an Associate Broker to draw on his experience and help families, businesses and investors evaluate, optimize and grow their commercial real estate holdings.

