

# FOR SALE

## Unique Opportunity for Medical or Professional Office

9601 Amberdale Dr, North Chesterfield, VA



\*Signage throughout the building has been digitally removed for visual purposes only, removal of signs may be part of the contract negotiations.

**Peter Vick**  
Senior Vice President  
+1 804 814 9977  
[peter.vick@colliers.com](mailto:peter.vick@colliers.com)

**Harrison Hall**  
Senior Vice President  
+1 804 814 5299  
[harrison.hall@colliers.com](mailto:harrison.hall@colliers.com)



# 9601 Amberdale Dr.

## 4,502 SF free standing building with six (6) Drive-thru lanes

- Located on 1.253 AC
- Zoning: C3 - Community Business District (Bank)
- Located on a hard corner with excellent visibility and access from Hull Street Road
- 42,000 VPD on Hull Street Road
- Parcel ID 752-68-70-55-400-000

## Demographics

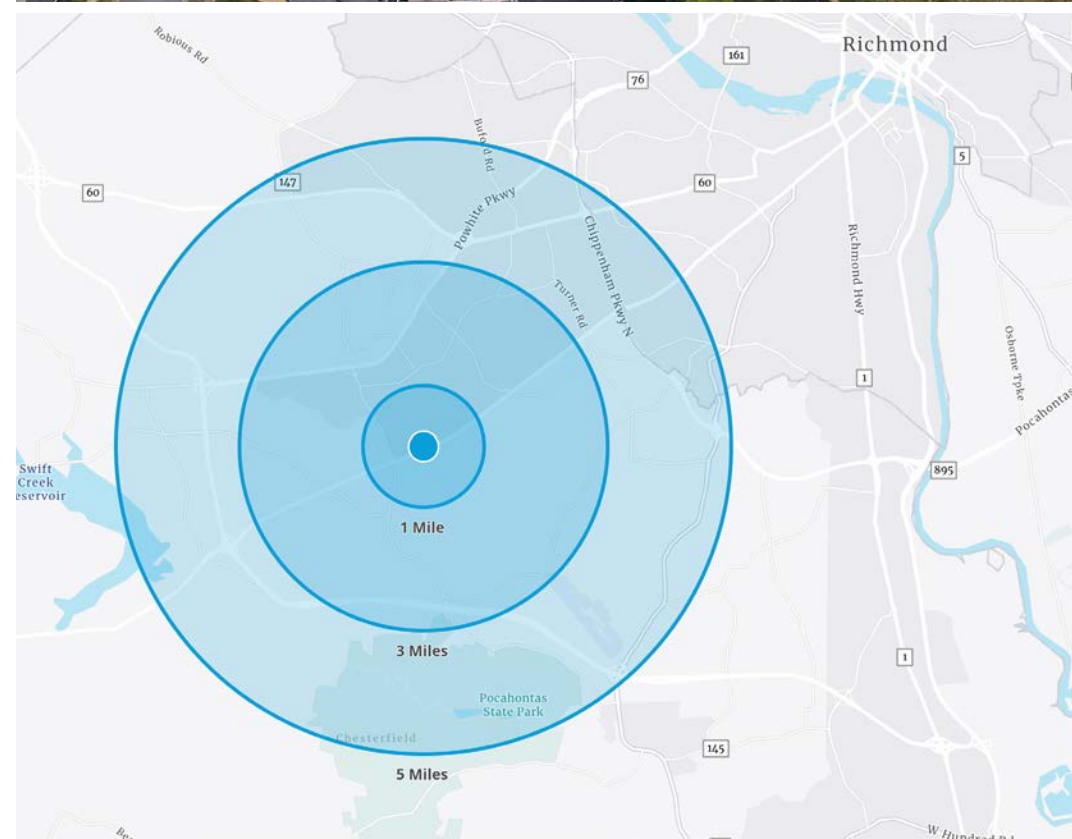
Population	1-Mile	3-Miles	5-Miles
2024 Population	3,811	51,367	137,208
2029 Population	3,861	52,707	142,959

Households	1-Mile	3-Miles	5-Miles
2024 Households	1,524	19,181	52,458
2029 Households	1,559	19,864	55,310
2023-2028 Annual Rate	0.46%	0.70%	1.06%

Average Household Income	1-Mile	3-Miles	5-Miles
2024 Avg. HH Income	\$142,150	\$113,753	\$111,374
2023 Avg. Disposable Income	\$79,961	\$85,272	\$92,655



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**LAKE ADVENTURES**

*Proposed Development*

- Surf pool, recreational lake, 250,000 SF of commercial and ±1,200 residential units
- \$323M project on 105 acres

**RIVER CITY SPORTPLEX EXPANSION**

*Proposed Development*

*Proposed Development*

**ROCKWOOD SQUARE**

*Redevelopment Underway*

- 322 condos and townhomes by Stanley Martin Homes



**ROCKWOOD GROVE**

*Proposed Development*

- 240 apartments & 180 townhomes by StyleCraft Homes

**Genito Crossing SC**



**Oxbridge Square SC**



**Victorian Square SC**



**Commonwealth Centre**



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**Contact us:**

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