

## Incredible Redevelopment Opportunity



16800 Route 1

High traffic location with endless commercial potential.

**List Price: \$1,650,000**

## Property Info

**Address:** 16800 Route 1  
S. Chesterfield, VA 23834-5394

**Tax ID:** 799-63-15-14-900-000

**Zoned:** C-5

**Current Use:** Motel

**Lot Size:** 2.523 acres +/-

**Building Size:** 7508 sq ft  
(buyer must verify)

**Assessed Value:** \$593,000

**Taxes:** \$5,337

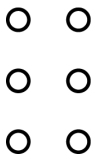


Unlock the potential of this 2.523-acre property along the high-traffic Route 1 corridor, perfectly positioned between Chester and Colonial Heights. Currently home to the PAR 3 Motel, this C5-zoned parcel offers 340 feet of prime road frontage, with water and sewer available at the road and gas access at the southern end.

The level terrain makes it an ideal site for development, with Interstate 95 just minutes away, ensuring easy connectivity. The possibilities are vast—strip mall, auto business, car wash, fast food restaurant, church, convenience store, funeral home, veterinary clinic, small manufacturing plant, and much more!

Capitalize on exceptional visibility and high traffic volume—a rare opportunity for investors and developers looking to establish a thriving commercial venture. Don't miss out on this prime piece of South Chesterfield real estate!

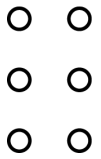
# Permitted Uses: C-5 Zoning for 16800 Rte 1\*



Access (public or private) to accommodate non-residential  
Alcoholic Beverage Store  
Amusement good manufacturing  
Antique shop, excluding pawnbroker, Flea Market Second  
Hand and Consignment store  
Apparel Manufacturing  
Appliance manufacturing, household  
Appliance store  
Artist material manufacturing  
Artist material supply store  
Art gallery or museum  
Assisted living without dwelling units  
Automobile accessory store  
Automobile rental  
Automobile repair, excluding body, major engine or  
transmission  
Automobile sales, excluding consignment  
Automobile Wash  
Bakery goods store  
Bakery products manufacturing  
Banks with or without drive-in window  
Barber Shop  
Beauty shop  
Bicycle sale and rental  
Blending, mixing and compounding of manufactured goods  
Book store  
Broom manufacturing  
Brush manufacturing  
Button manufacturing  
Cabinet maker's office and display room  
Camera store  
Candy store  
Cane manufacturing  
Carpenter's office and display room  
Catering establishment  
Church  
Clinical, medical, dental or optical  
Clock manufacturing  
Clothing store  
Club or lodge fraternal, non-profit  
Club or lodge fraternal, profit  
Coating and allied services  
Cocktail lounge  
Coffee products manufacturing  
Cold storage  
Communication Equipment Manufacturing  
Communication Office  
Communication small cell  
Communication studio and station  
Computer equipment manufacturing  
Confectionary and related products manufacturing  
Consignment store, excluding motor vehicle

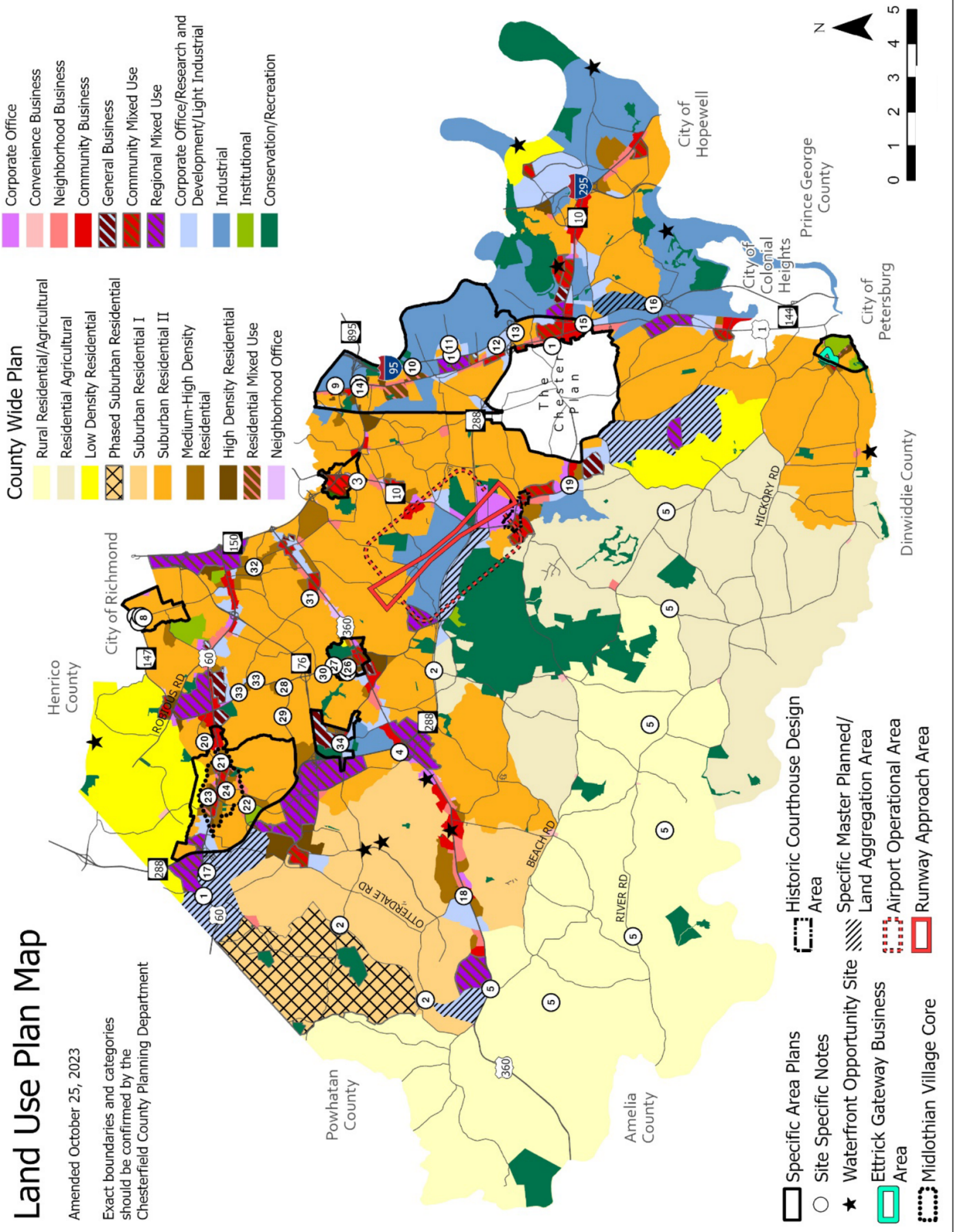
Contractor's office and display room  
Controlling instrument manufacturing  
Convenience store  
Cosmetic manufacturing (compounding only)  
Crematorium  
Curio shop  
Data Center  
Data services office  
Day care, adult  
Day care, child  
Department store  
Drug store  
Dry cleaning pick-up, drop off and coin operated  
Dry cleaning plant  
Dwelling for the owner/operator of a business on the  
property  
Electrical equipment manufacturing  
Electrical supply sales, service and display room  
Electronic component and accessories manufacturing  
Engraving and allied services  
Eyewear sales and service  
Fabric goods manufacturing  
Feed sales  
Flavor extracts manufacturing  
Flea market, indoor  
Florist shop  
Funeral home  
Fur dressing and dyeing  
Furniture and fixtures store  
Gift shop  
Greenhouse, commercial retail  
Grocery store  
Group care facility  
Hardware store  
Health club  
Heating supply sales, service and display room  
Hobby store  
Home center  
Home entertainment sales and service  
Hospital  
Hotel  
Ice sales  
Jewelry manufacturing  
Jewelry store  
Kennel, commercial  
Laboratory, dental or medical, primary use  
Laboratory, dental or medical, in conjunction with a  
medical or dental office or clinic on the property  
Laboratory, other  
Lamp shade manufacturing  
Laundromat  
Leather products manufacturing, excluding tanning

# Permitted Uses: C-5 Zoning for 16800 Rte 1, continued...\*



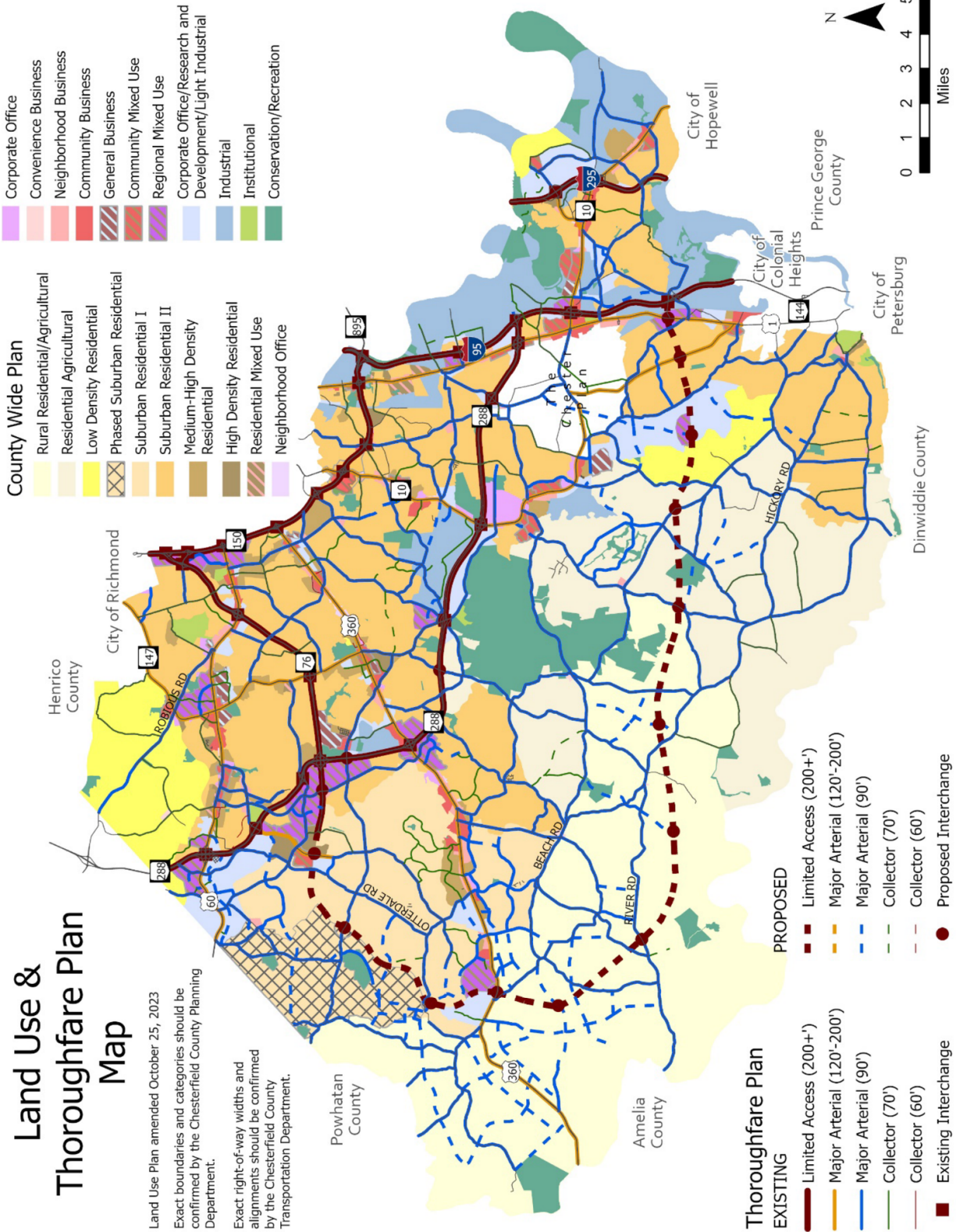
Library, private  
Library, public  
Lighting equipment manufacturing  
Locksmith  
Machine shop  
Magazine store  
Mailing services  
Massage clinic  
Mass transportation station/terminal  
Meat market  
Messenger service  
Metal products manufacturing, sheet  
Mini-storage/mini-warehouse facility  
Mortician's goods manufacturing  
Mortuary  
Motion pictures productions  
Motor vehicle sales  
Moving company  
Museum, privately operated  
Museum, publicly operated  
Musical instruments and parts manufacturing  
Musical instruments and parts store  
Newspaper store  
Nightclub  
Notions manufacturing  
Novelty manufacturing  
Nursing home  
Office  
Office supply manufacturing  
Office supply store  
Optical goods manufacturing  
Paint store  
Paper conversion to paperboard products  
Paper recycling by the compaction method  
Parking lot, commercial  
Parking lot, park and ride  
Pen manufacturing  
Pencil manufacturing  
Pet grooming  
Pet shop  
Pharmaceutical products manufacturing  
Photographic goods manufacturing  
Photography studio  
Place of worship  
Plant nursery, retail  
Plastic products manufacturing  
Plated ware manufacturing  
Plumbing supply sales, service and display room  
Post office  
Printing and allied industries  
Professional instruments manufacturing  
Publishing and allied industries

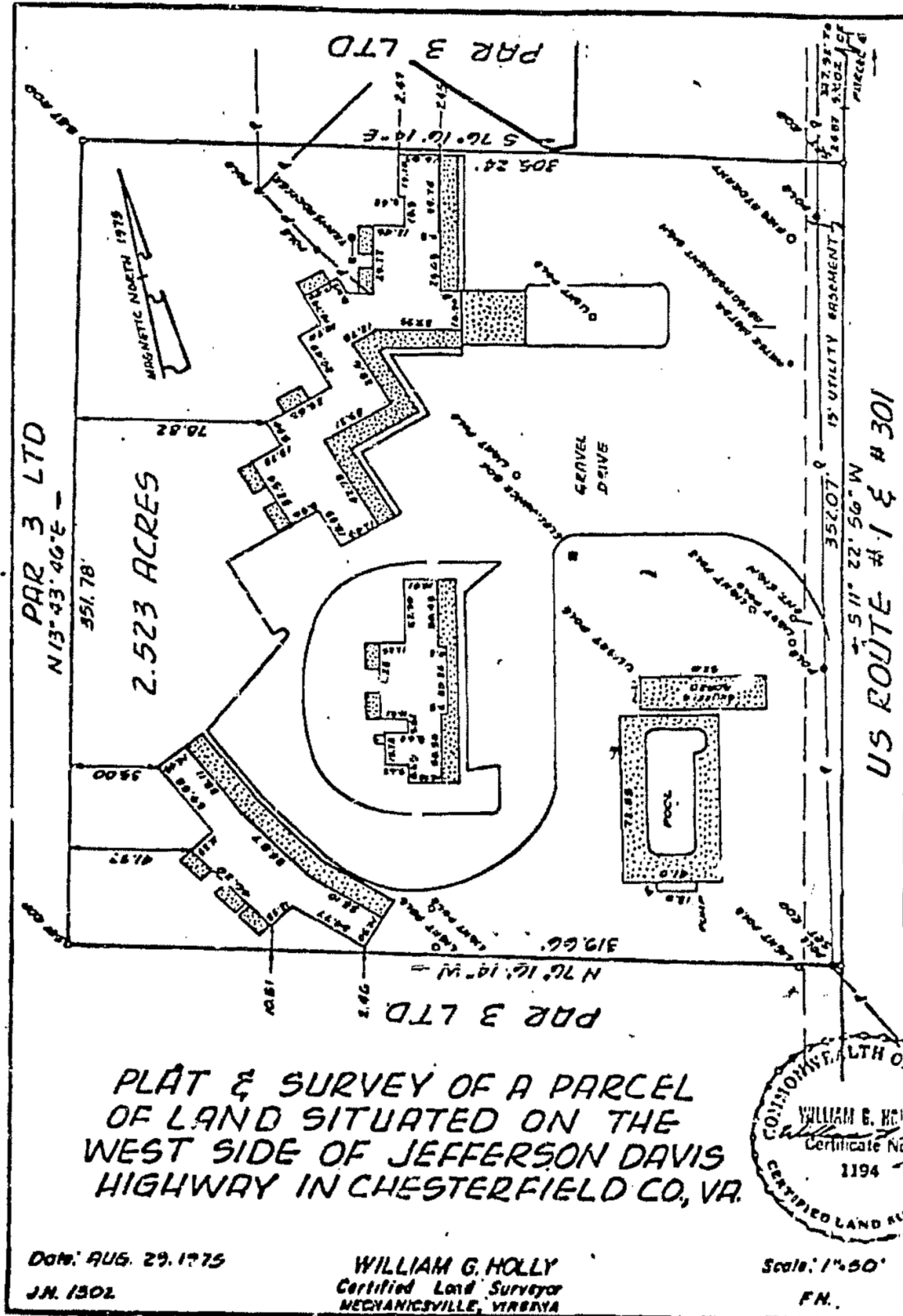
Radio sales and service  
Recreational establishment, commercial-indoor  
Recycling and processing of any material permitted to be  
manufactured in the district, except paper  
Rental of health equipment  
Rental of heavy equipment  
Rental of party equipment  
Rental of small home hardware, tool and equipment  
Research and development facility  
Salad dressing manufacturing  
Scientific instruments manufacturing  
Seafood market  
Second-hand store, excluding motor vehicle consignment  
lot  
Seed sales  
Sewing machine sales, instruction and service  
Shoe repair shop  
Silverware manufacturing  
Soft drink bottling and canning  
Spice manufacturing  
Sporting goods manufacturing  
Sporting goods sales  
Stationary store  
Syrup manufacturing  
Tailor shop  
Taxidermy  
Tea manufacturing  
Telegraph service  
Telephone exchange  
Telephone sales and service  
Television sales and service  
Theater sit-down  
Toiletry manufacturing (compounding only)  
Toy manufacturing  
Toy store  
Travel agency  
Umbrella manufacturing  
Veterinary clinic  
Veterinary hospital  
Video rental and sales store  
Wallpaper store  
Warehouse, accessory to permitted use  
Warehouse, principal use  
Watch manufacturing  
Water bottling and canning, carbonated  
Wholesale house and distributor, excluding greenhouse or  
plant nursery  
Wholesale trade of any product allowed to be sold at retail  
in the district



[Interactive Map Link](#)











## Traffic Counts Per Day (2023)

**Rte 1 and Harrowgate:**  
25,000

**Rte 1 and Happy Hill:**  
16,000

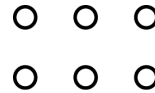
**Rte 1 and Woods Edge:**  
19,000




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