

# Manakin Crossing

Surrounding Satterwhite's Restaurant  
 Broad Street & Manakin Road  
 Manakin-Sabot, VA | Goochland County



## BEST DEVELOPMENT SITE IN GOOCHLAND COUNTY



### PROPERTY HIGHLIGHTS

- Pad Sites from 0.4 acres & up see examples attached
- Zoned B-1
- Statement of Proffers (click here for PDF)
- Sewer and Water on West Broad St and Manakin Road (Route 250/621)
- Priced at \$3,650,000



### DELIVERABLES

- Zoning uses includes;
- Retail
  - Medical
  - Nursing homes
  - Day care
  - Other

- POD & VDOT is ready for approval or can be changed.
- Curb cuts Identified
  - Water & Sewer stubs
  - Storm Sewer & Drainage

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Average HH Size	2.70	2.71	2.56
Total Population	9,566	55,435	213,432
Median HH Income	\$124,999	\$127,919	\$105,840



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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.

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 FILED: 17039\_Sales Map

DATE: March 8, 2018  
 REVISIONS:  
 REVISIONS:



BOB WELLS, P.E., No. 14016  
 1000 W. Main Street, Suite 200  
 Manakin-Sabot, VA 22971

PROJECT: **Manakin Crossing**  
 Satterwhite's Restaurant  
 Goochland County, Virginia

SHEET: Pad Site Sales Map  
 SHEET NO: C1  
 JOB NO: 17039



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JOB NO.	CS134
DESIGNED:	D.C.
CHECKED:	D.C.
DATE:	AUGUST 5, 2005
REVISED:	COUNTY COMMENTS OCT. 28, 2007
REVISED:	ADD NC-CUT BUFFER DEC 8, 2008
REVISED:	MAY 26, 2009



**PROJECT OFFICE:**  
 ROMANO  
 10000 WOODBURN AVE.  
 SUITE 100  
 MANASSAS, VA 20108  
 TEL: (703) 792-4877  
 FAX: (703) 792-4877

**OTHER OFFICES:**  
 MOORE PENNSULA  
 20000 WOODBURN AVE.  
 SUITE 100  
 MANASSAS, VA 20108  
 TEL: (703) 792-4877  
 FAX: (703) 792-4877

**MANAGING DIRECTOR:**  
 JAY SCHWARTZ  
 10000 WOODBURN AVE.  
 SUITE 100  
 MANASSAS, VA 20108  
 TEL: (703) 792-4877  
 FAX: (703) 792-4877

PROJECT:	Manakin Village Broad Street and Manakin Road
SHEET:	Concept Plan (Exhibit A)
SHEET NO.:	C1
JOB NO.:	CS134



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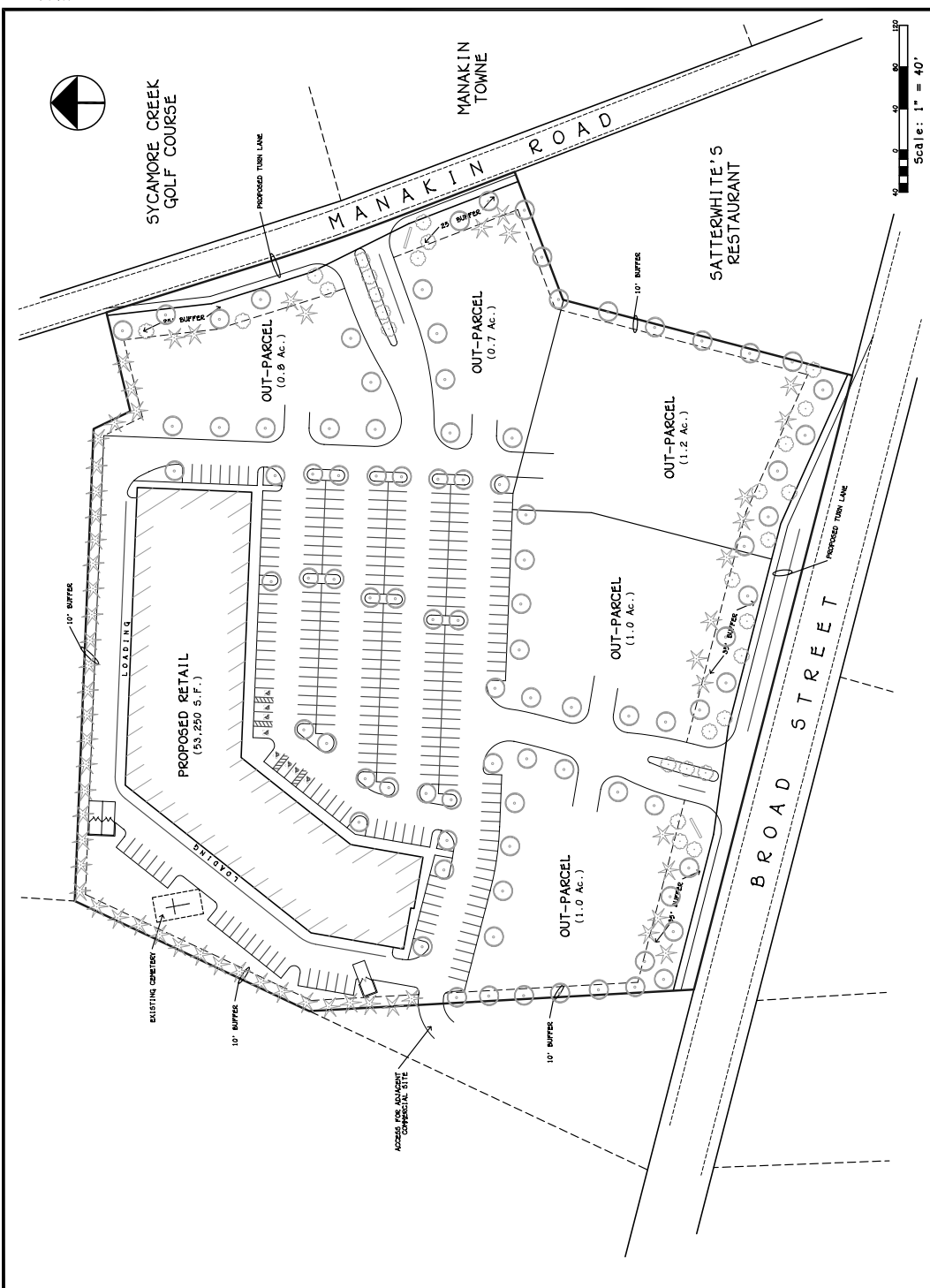


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 Broad Street & Manakin Road  
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JOB NO. 05134  
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 FILED: GS/STAFEN  
 DESIGNED: DLC  
 CHECKED: DLC  
 DATE: AUGUST 5, 2005  
 REVISED:  
 REVISED:  
 REVISED:  
**BAY DESIGN GROUP, LLC**  
 10000 WOODBRIDGE BLVD.  
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 MANASSAS, VA 20108  
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 SUITE 100  
 MANASSAS, VA 20108  
 TEL: (703) 794-4800  
 FAX: (703) 794-4807  
 OTHER OFFICES:  
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 2000 WOODBRIDGE BLVD., SUITE 100  
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 TEL: (703) 794-4800  
 FAX: (703) 794-4807  
**THE MAN WITH SQUARE FEET**  
 10000 WOODBRIDGE BLVD., SUITE 100  
 MANASSAS, VA 20108  
 TEL: (703) 794-4800  
 FAX: (703) 794-4807  
 PROJECT: **Goochland Commercial Center**  
 Broad Street and Manakin Road  
 Dover District  
 Goochland County, Virginia  
 SHEET: **Concept Plan (Alternate A)**  
 SHEET NO. **C1**  
 JOB NO. 05134



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