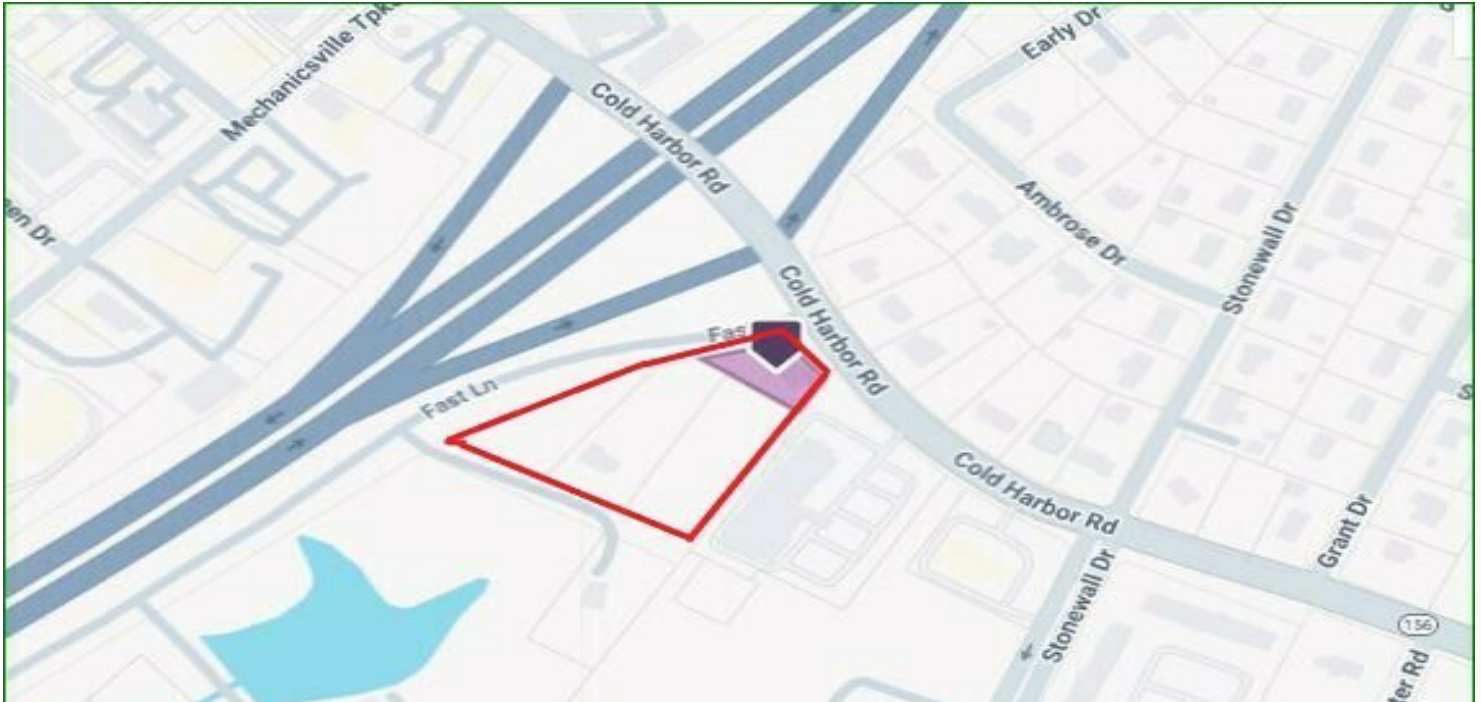


For
Sale

.37 to 2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Property Description

This property is zoned B3 for multiple business uses with 97 feet road frontage and easy access, located at I-295 Mechanicsville Interchange, at the 360 Commercial Corridor. There is a grandfathered and recently vacant 2-unit SF dwelling onsite, for personal and/or business use or for redevelopment. There is an additional 2.43 contiguous acres and 2nd Duplex on Fast Lane. A total of 2.86 total acres is available for commercial development. Both lots have easy access off Cold Harbor Rd and Fast Lane. This property serves a fast-growing population, located 6 miles to Downtown Richmond and 12 mi from Richmond International Airport. Neighboring businesses include Mechanicsville Medical Center, Cold Harbor Business Center and Valero at Stonewall Parkway. This is an 'as is' sale.

Property Highlights

- Redevelopment Opportunity
- High-Visibility Business Location
- Short-Term Income

Offering Summary

Sale Price:	\$787,999 - 1,579,998
Number of Units:	1-2
Lot Size:	0.37 - 2.86 Acres
Building Size:	2,282 - 5,293 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	853	2,569
Total Population	438	2,036	6,056
Average HH Income	\$84,133	\$86,044	\$86,387

Interstate Access

6 miles to Downtown Richmond on Interstate 295/95 Corridor



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

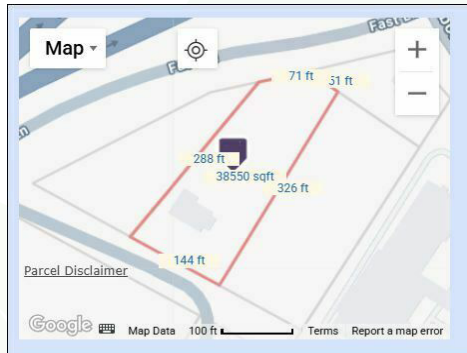
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

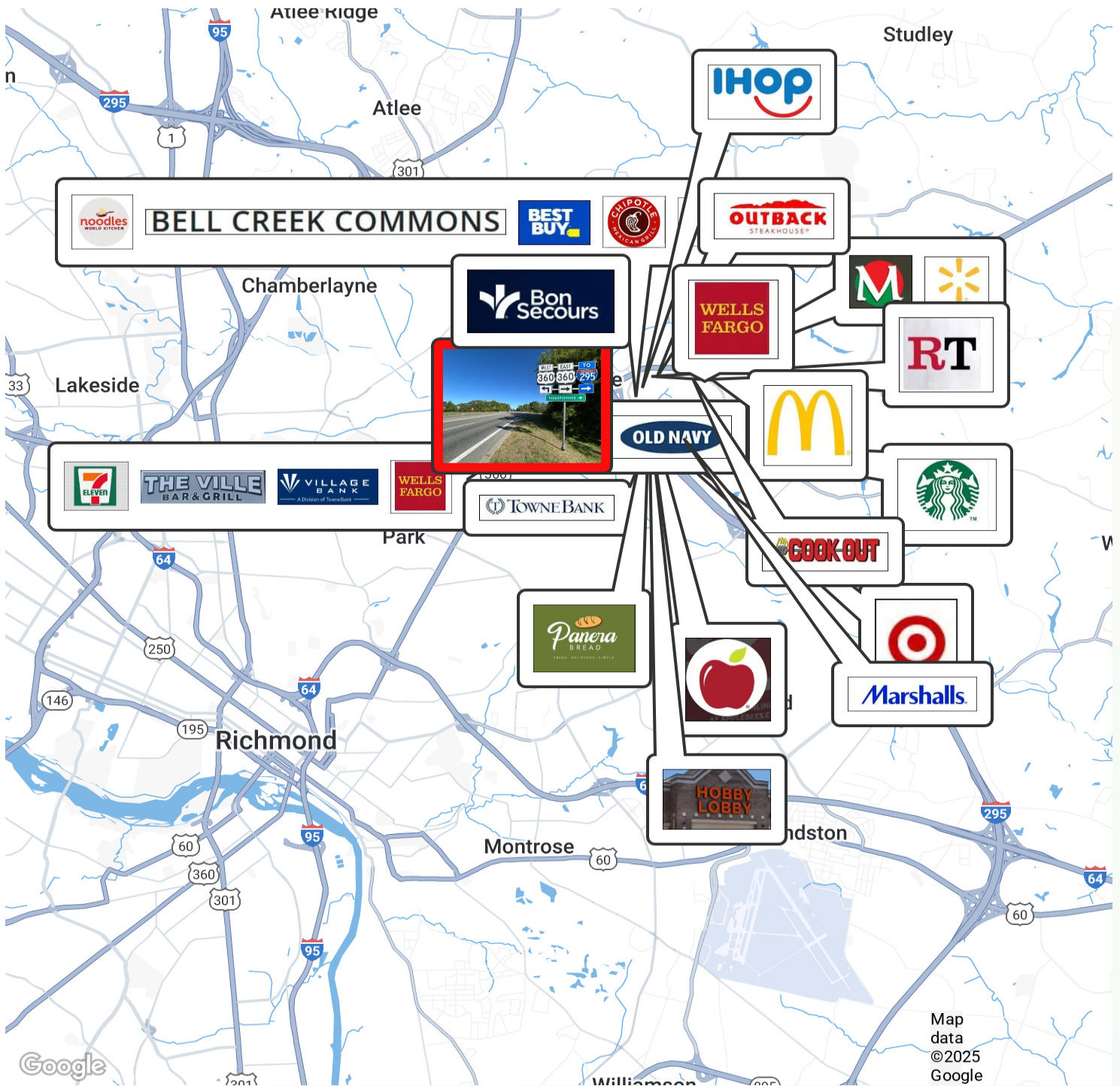
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

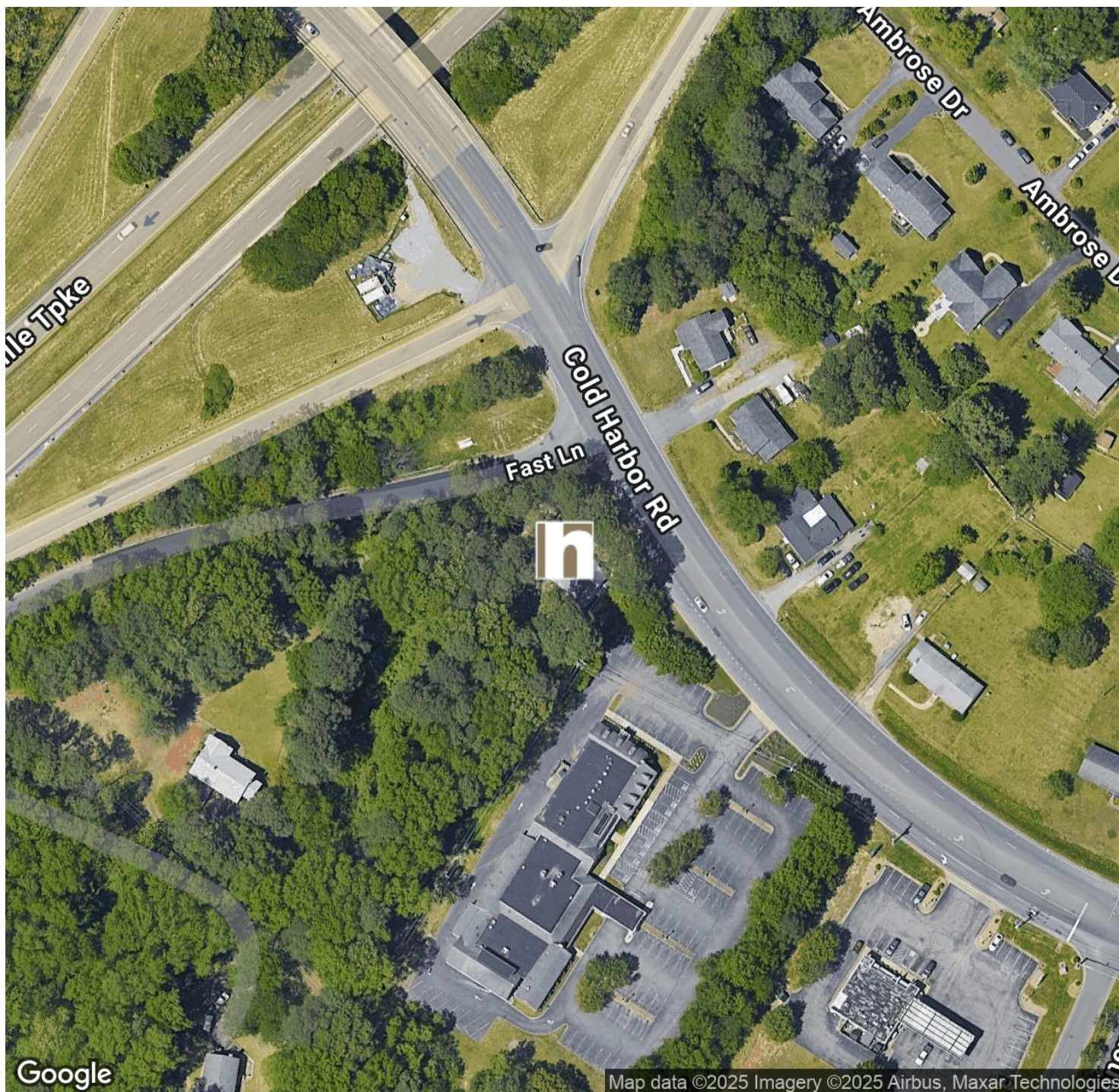
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

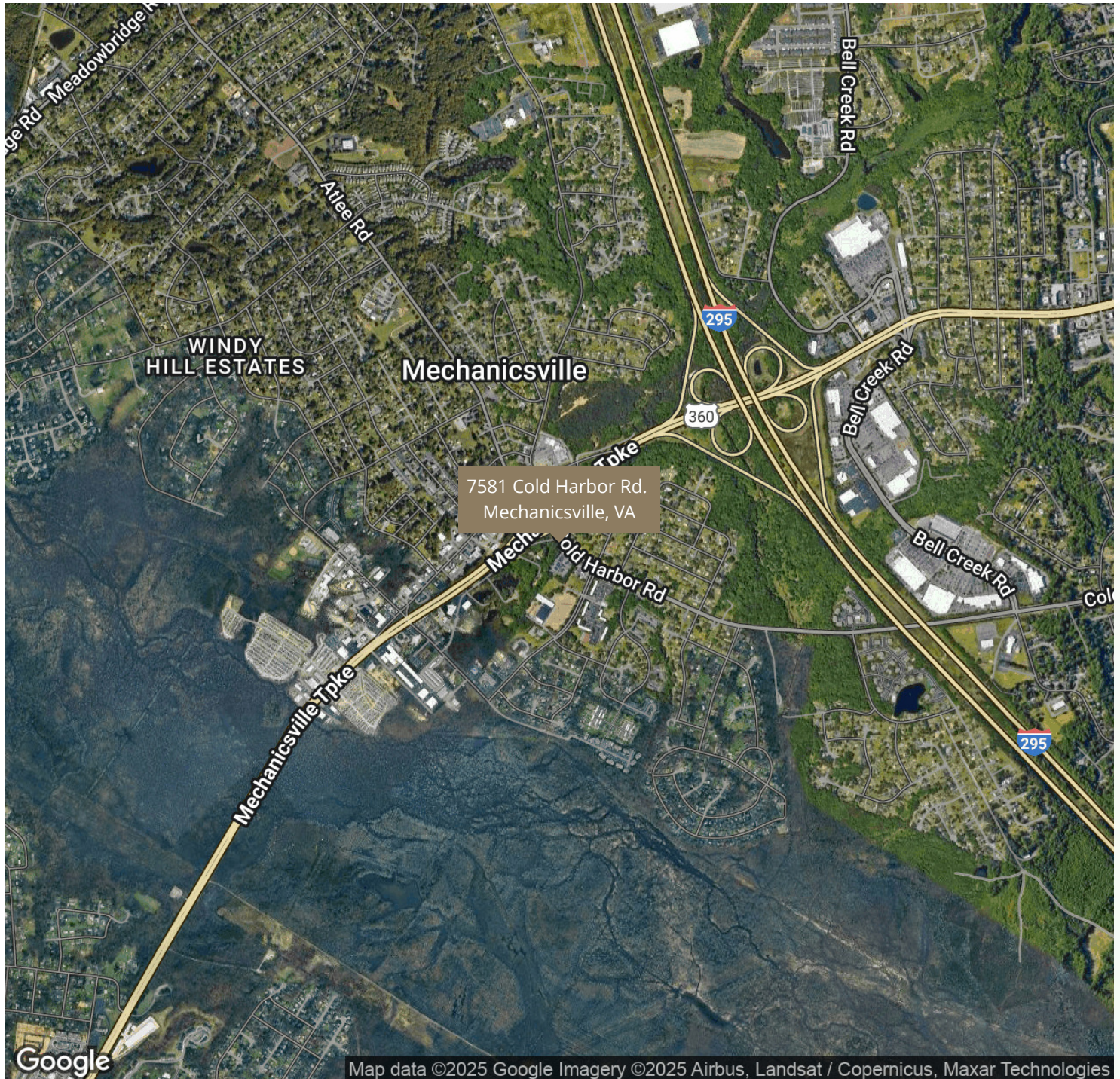
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

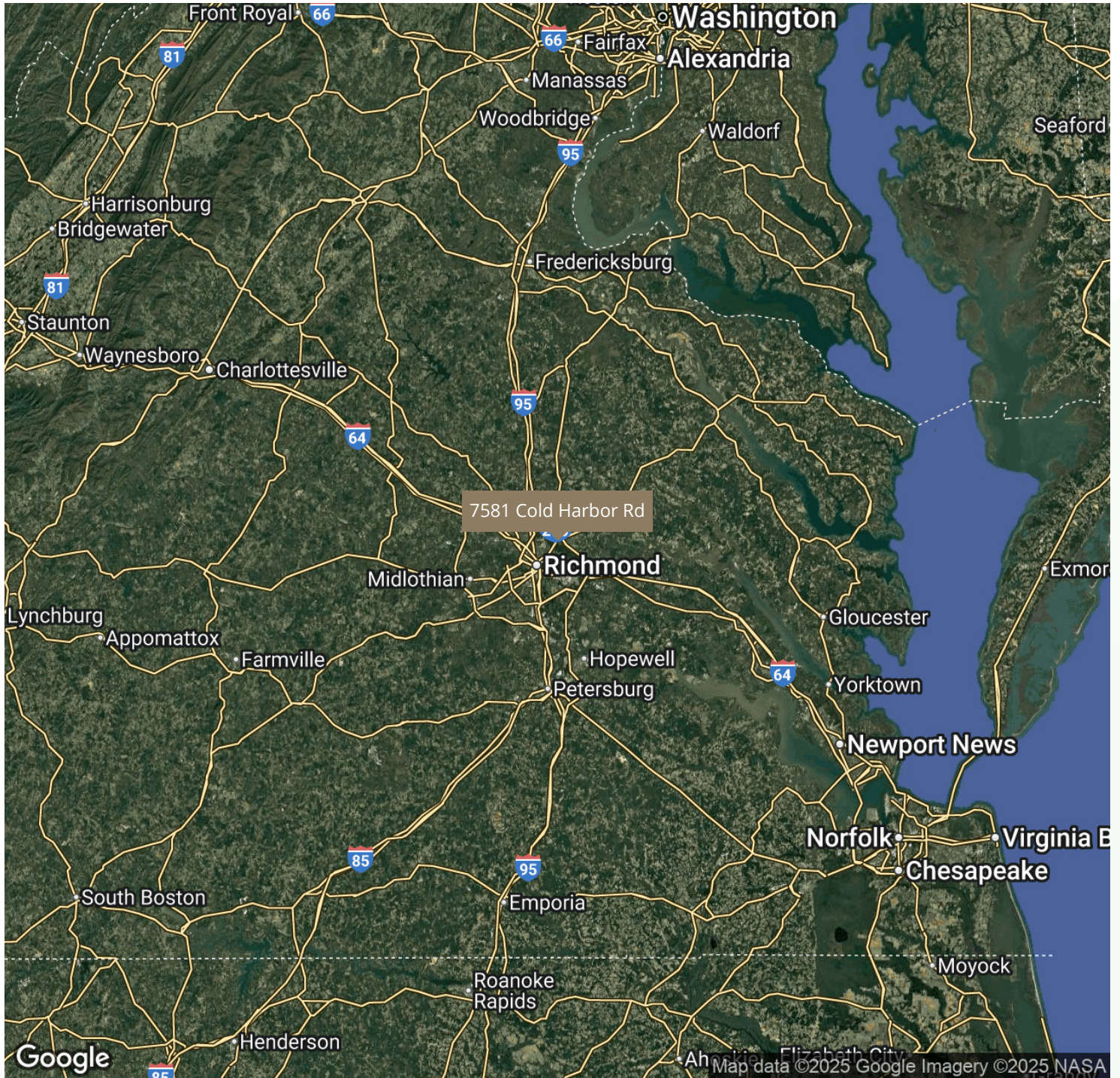
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B3 at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

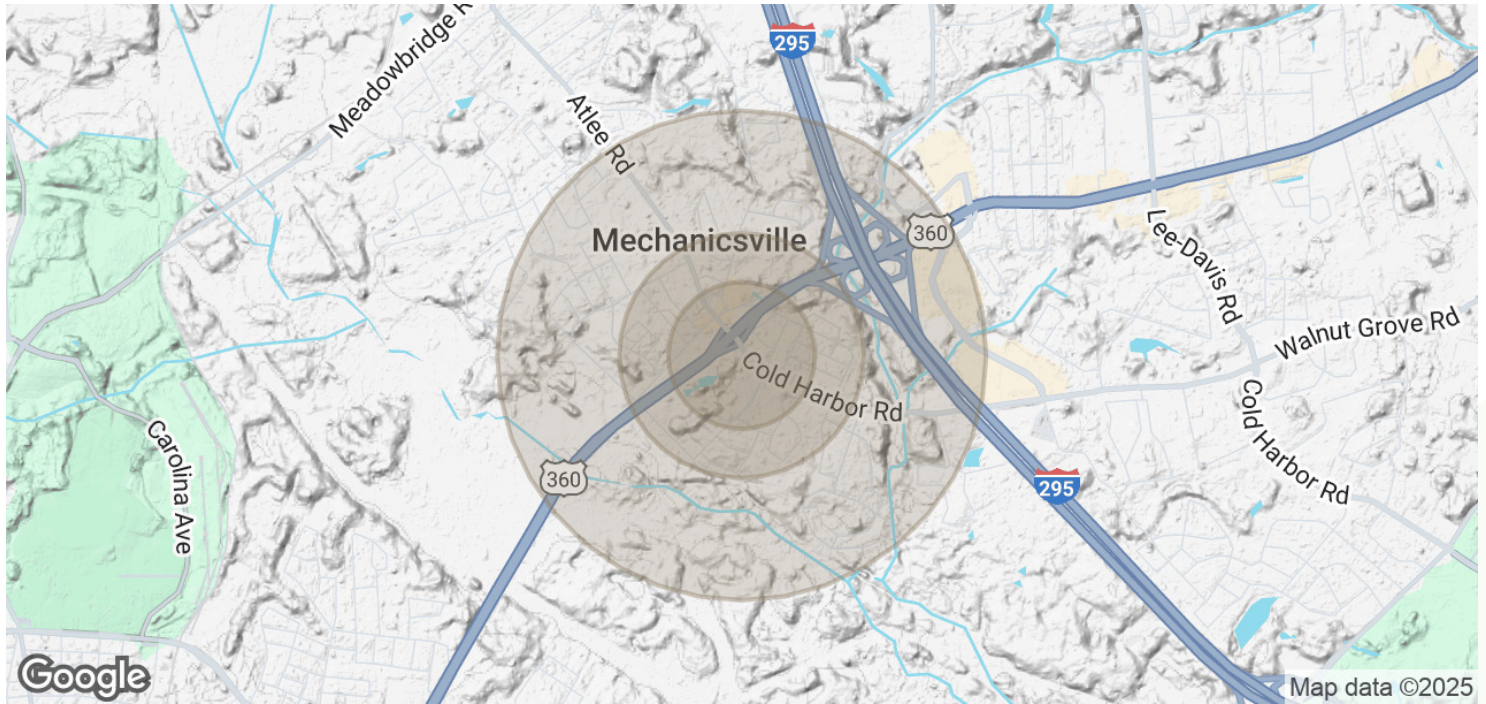
richmond real estate

real trust. real service. real experience. real estate.

For
Sale

2.86 Acres Zoned B₃ at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	438	2,036	6,056
Average Age	38	39	41
Average Age (Male)	35	37	39
Average Age (Female)	40	41	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	853	2,569
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,133	\$86,044	\$86,387
Average House Value	\$301,021	\$302,567	\$305,886

Demographics data derived from AlphaMap



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

richmond real estate

real trust. real service. real experience. real estate.