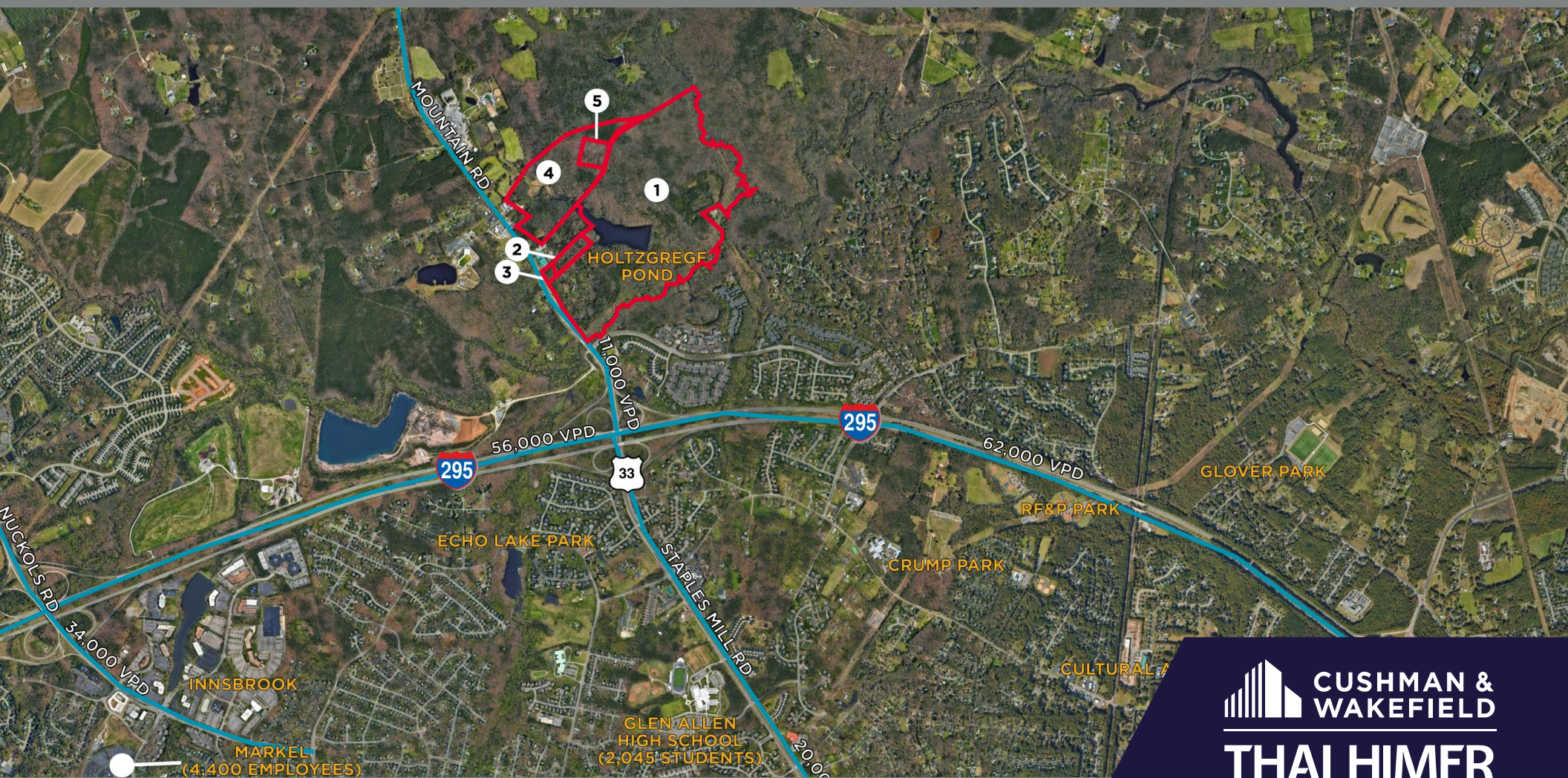


13074-13088 MOUNTAIN ROAD

Hanover County, VA

±316.6 ACRES FOR SALE



Connie Jordan Nielsen | Executive Vice President | connie.nielsen@thalhimer.com | 804 697 3569



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13074-13088 MOUNTAIN ROAD

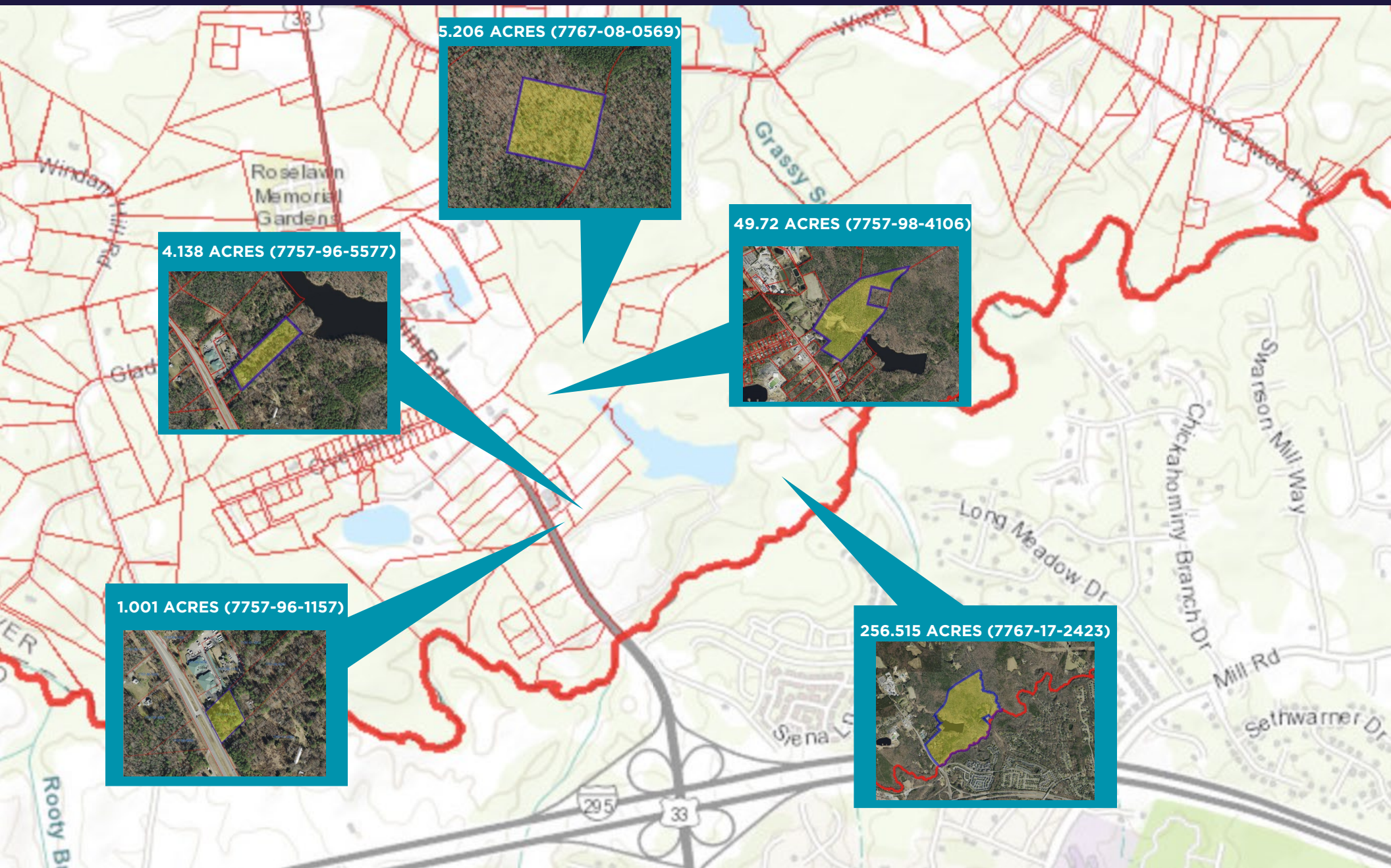
Hanover County, VA

SITE AERIAL



13074-13088 MOUNTAIN ROAD

Hanover County, VA



5.206 ACRES (7767-08-0569)



4.138 ACRES (7757-96-5577)



49.72 ACRES (7757-98-4106)



1.001 ACRES (7757-96-1157)



256.515 ACRES (7767-17-2423)



13074-13088 MOUNTAIN ROAD

Hanover County, VA

DEMOGRAPHICS



124,373

5 MILE POPULATION



112,115

5 MILE DAYTIME POPULATION



\$205,531

1 MILE AVERAGE HOUSEHOLD INCOME



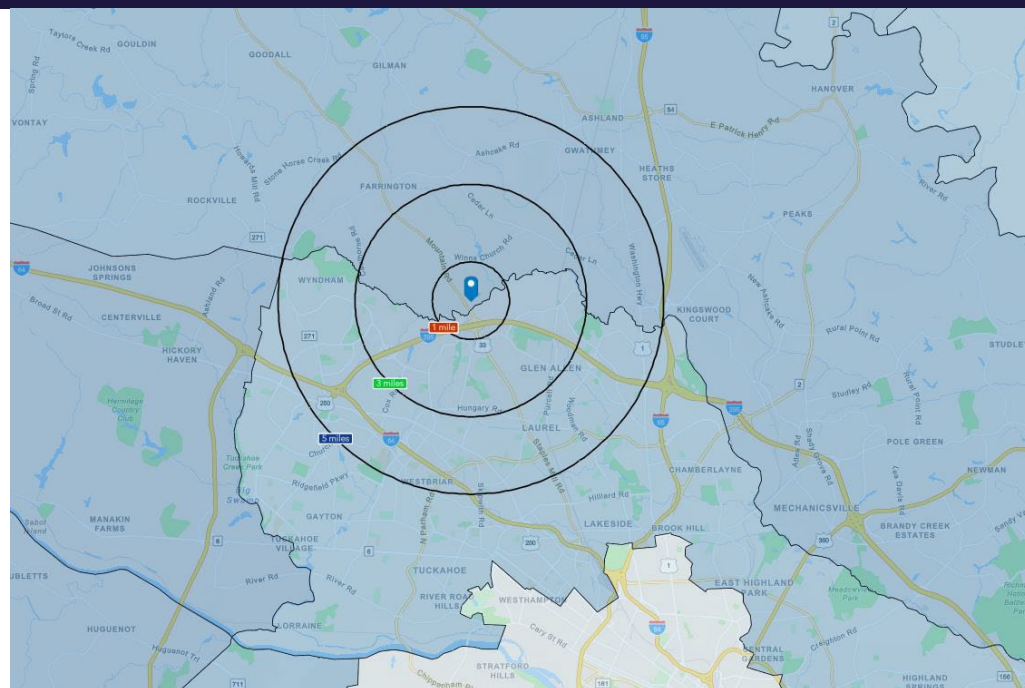
49,500

5 MILE HOUSEHOLDS



64.8%

1 MILE BACHELOR'S DEGREE & ABOVE



	1 Mile	3 Mile	5 Mile
2026 Total Population	3,198	35,065	124,373
2031 Projected Population	3,202	36,084	128,692
2026 Households	1,257	13,053	49,500
2026 Education Bachelors & Above	64.8%	59.8%	55.2%
2026 Average Household Income	\$205,531	\$176,490	\$154,973
2026 Median Household Income	\$136,923	\$138,713	\$122,676
Daytime Population	1,845	33,301	112,115
2026 Median Age	39.8	40.8	39

CITY	TIME
Richmond, Virginia (CBD)	21 Minutes
Charlottesville, Virginia	59 Minutes
Virginia Beach, Virginia	1 Hour 48 Minutes
Washington D.C.	1 Hour 44 Minutes
Lynchburg, Virginia	1 Hour 59 Minutes
Raleigh, North Carolina	2 Hours 46 Minutes
Roanoke, Virginia	2 Hours 40 Minutes
Charlotte, North Carolina	4 Hours 32 Minutes



13074-13088 MOUNTAIN ROAD

Hanover County, Virginia

For more information, please contact:

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Thalhimer Center
1100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

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