

# FOR SALE



## 801 OTTERDALE ROAD

Sale Price:  
Subject To Offer

### PROPERTY OVERVIEW

This 33 acres of prime industrial land is ready for development. Multiple access points to Rt. 288 provides an immediate connection to the regions road network. For power intensive users a major regional substation for both distribution and transmission is only 1.4 miles away and is already "connected" to the site via an easement. Additionally, the Dry Bridge Substation is now home to the largest storage battery project underway in the Commonwealth at 20 Megawatts. The Little Tomahawk trunk line is now complete which brings sanitary sewer close to the site. With its excellent schools, extensive retail and service offerings and close proximity to the city and the Innsbrook/Short Pump area, Midlothian is experiencing strong growth. The seller will provide the time for site plan approvals.

### DEMOGRAPHICS

1 MILE      3 MILES      5 MILES

<b>Households:</b>	1,030	11,719	25,026
<b>Population:</b>	2,479	30,368	63,374
<b>Avg HH Income:</b>	\$104,544	\$208,991	\$178,676

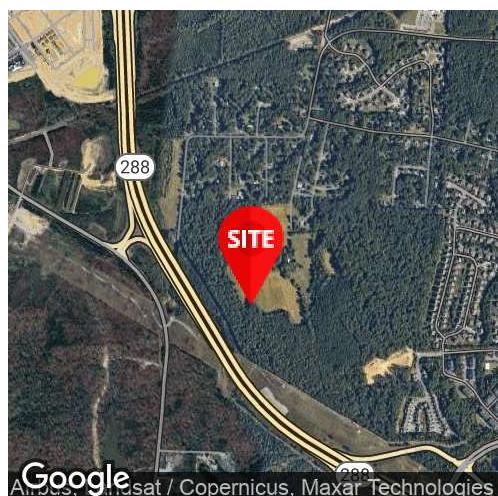
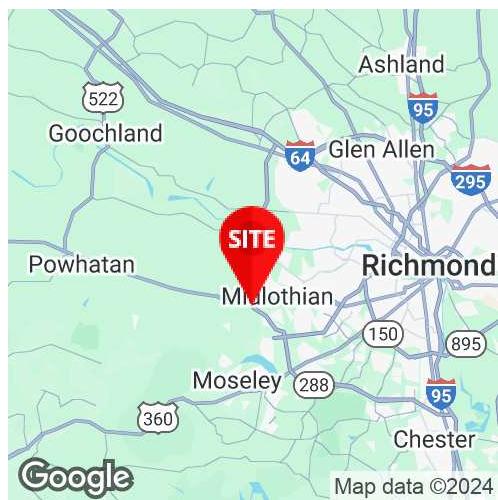
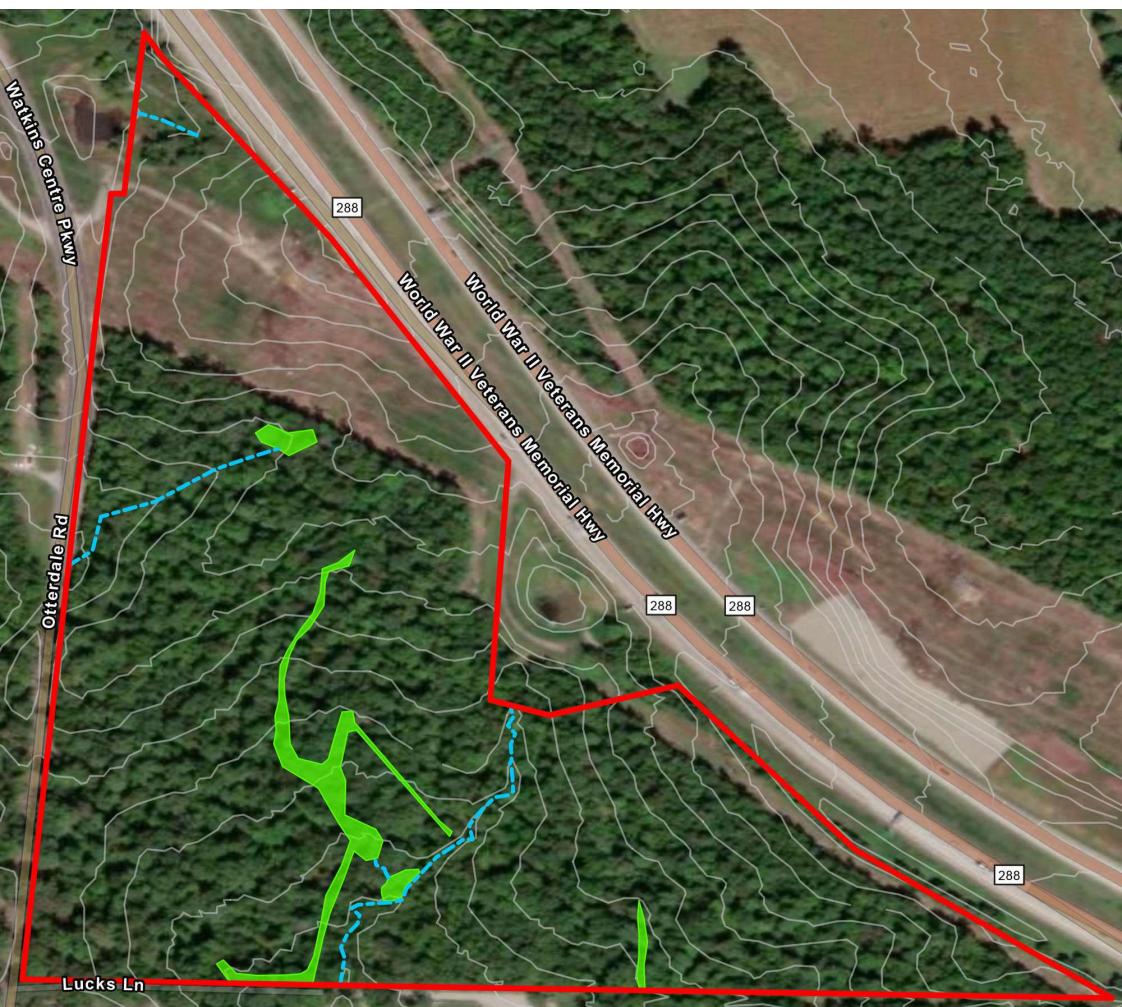
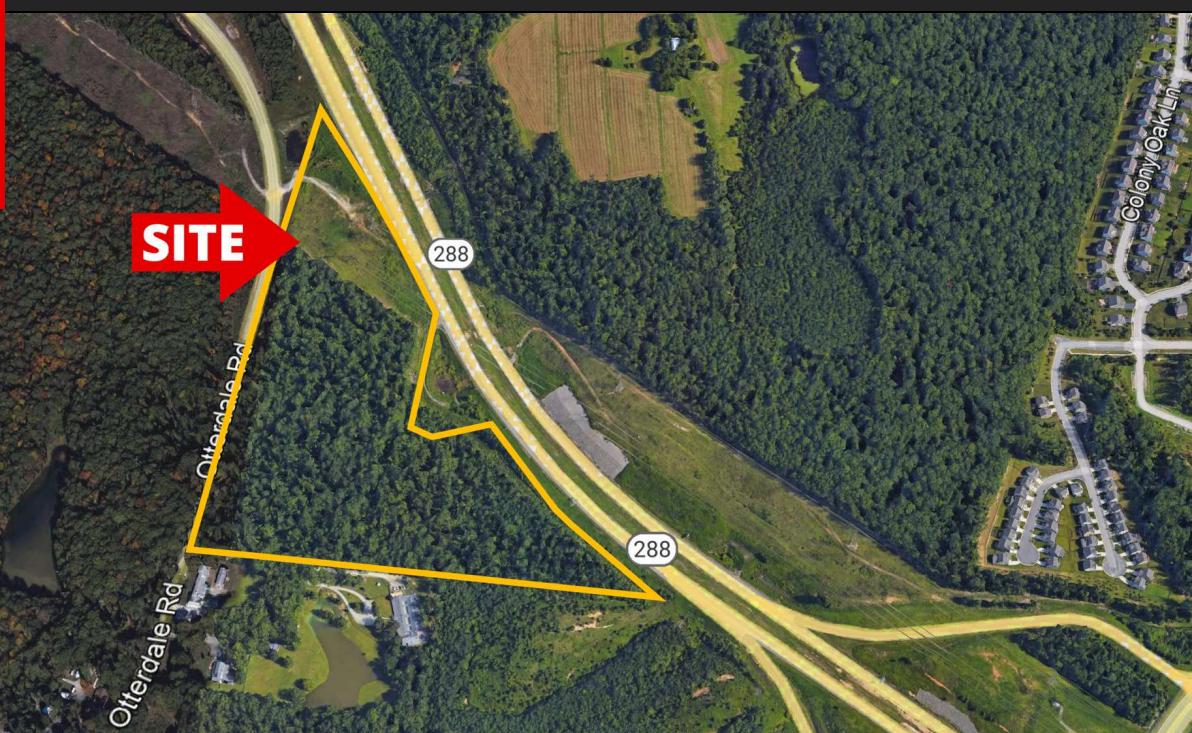
### PROPERTY HIGHLIGHTS

- Zoned I-2 General Industrial
- Raw land for industrial development
- Site is connected to a large regional substation with 20 Megawatts storage battery
- Great access to Rt. 288
- Nearby Amenities: Westchester Commons and Watkins Center
- Sewer trunk line complete
- Excellent demographics

FOR FURTHER INFORMATION, PLEASE CONTACT:

**READ GOODE** • [rgoode@divaris.com](mailto:rgoode@divaris.com) • 804.335.0554

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