

# INVESTMENT LAND FOR SALE

0 CHESAPEAKE CIR  
Providence Forge, VA 23140



## PROPERTY DESCRIPTION

Position your business in New Kent County, one of Virginia's fastest-growing counties. This commercial/tourism property (Parcel ID 100985) is ideally located immediately off I-64 at the intersection with Rt 155, directly across from the entrance to Colonial Downs Racetrack and Rosie's Gaming Emporium, now owned by Churchill Downs, averaging nearly 1,000 daily visitors. High-Traffic Location: Surrounded by the growing Brickshire Community (3,000+ homes, with more under construction) and New Kent's nationally recognized wineries, golf courses, and tourism destinations. Strong Tourism Market: Virginia's tourism industry continues to expand, with visitor spending reaching \$35.1 billion in 2024 and over 44.7 million visitors to the state—surpassing pre-pandemic levels and supporting more than 229,000 jobs. This robust growth drives traffic to nearby attractions, including Colonial Downs, regional wineries, and golf courses, enhancing local commercial demand. Regional Access: Only 25 minutes to downtown Richmond and Williamsburg, VA, with nearby retail, distribution, and industrial developments, including Buc-ee's Travel Center just one exit west. Zoning & Flexibility: Commercial/Tourism zoning with approved PUD allows a wide range of uses including hotels, restaurants, conference facilities, retail, entertainment, medical services, automobile/travel services, offices, and more. Parcels can be subdivided to suit individual business needs. This property offers a strategic, high-visibility location with strong tourism, residential growth, and development potential—perfect for businesses seeking long-term exposure and expansion in New Kent County.

## PROPERTY HIGHLIGHTS

- Prime Positioning Directly off of Exit 214 at the intersection of I64 and Rt155
- Tourism Hub Located at the Entrance to Colonial Downs and Rosie's Gaming Emporium and Brickshire Community.
- Versatile Zoning and Flexibility We will divide into parcels to fit individual businesses needs.
- Unrivaled Visibility and Accessibility

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	68 Acres

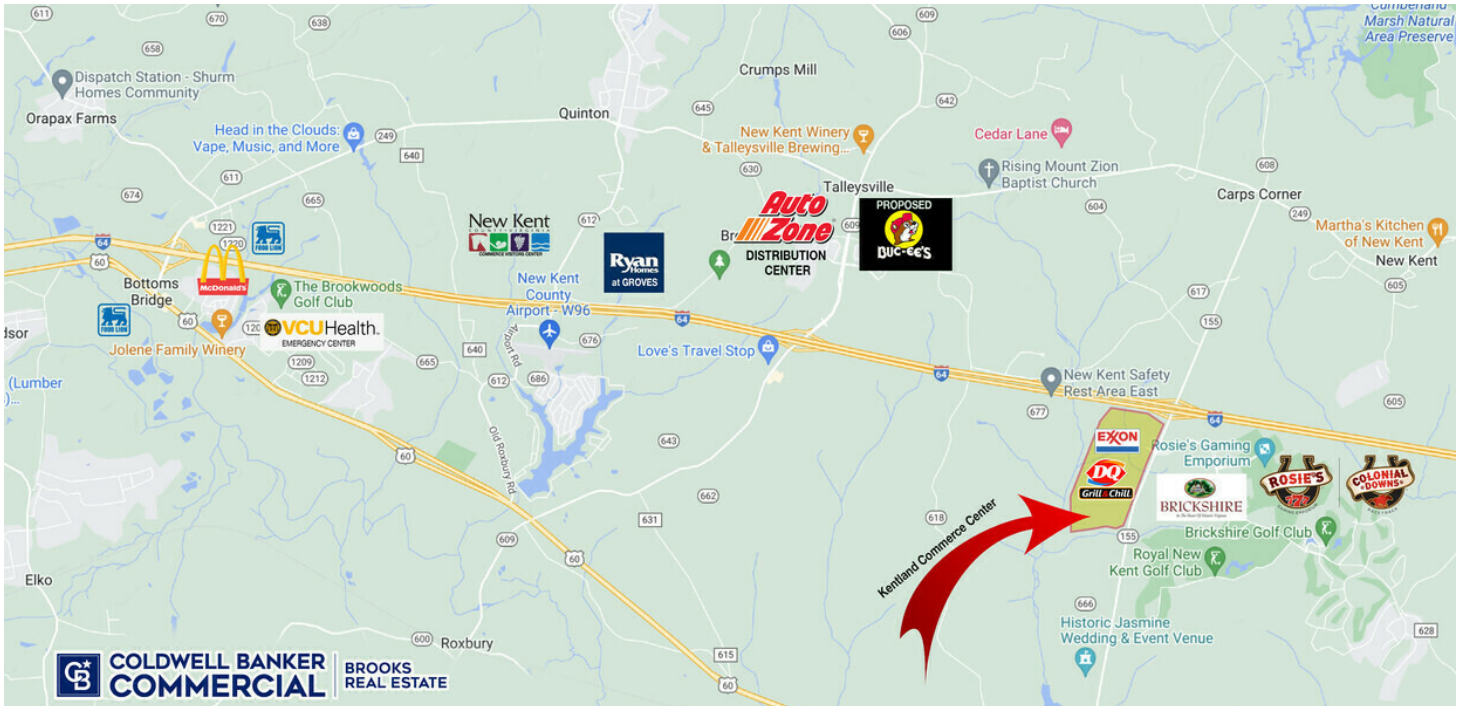
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,097	10,726	24,939
Total Population	7,903	26,089	60,135
Average HH Income	\$99,834	\$94,154	\$90,344

**David Burks**  
(804) 366-2754



**COLDWELL BANKER  
COMMERCIAL**  
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# OF LOTS - | TOTAL LOT SIZE 1.75 - 68.0 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available				Retail	68 Acres	N/A	
Available				Retail	10.6 Acres	N/A	
Available				Retail	2 Acres	N/A	
Available				Retail	2 Acres	N/A	
Available				Retail	1.75 Acres	N/A	

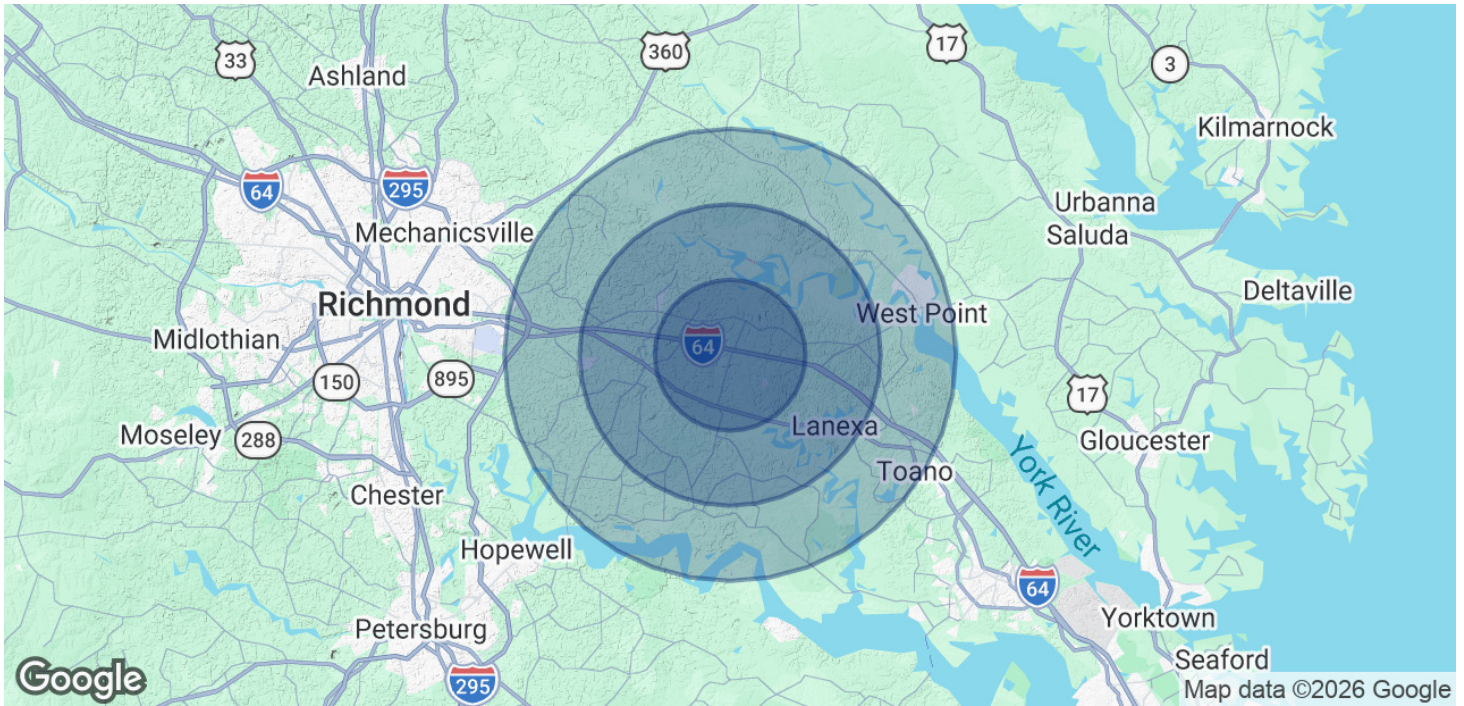
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,903	26,089	60,135
Average Age	46	45.4	46.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,097	10,726	24,939
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$99,834	\$94,154	\$90,344
Average House Value	\$323,656	\$281,177	\$275,436

2020 American Community Survey (ACS)

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