



For sale

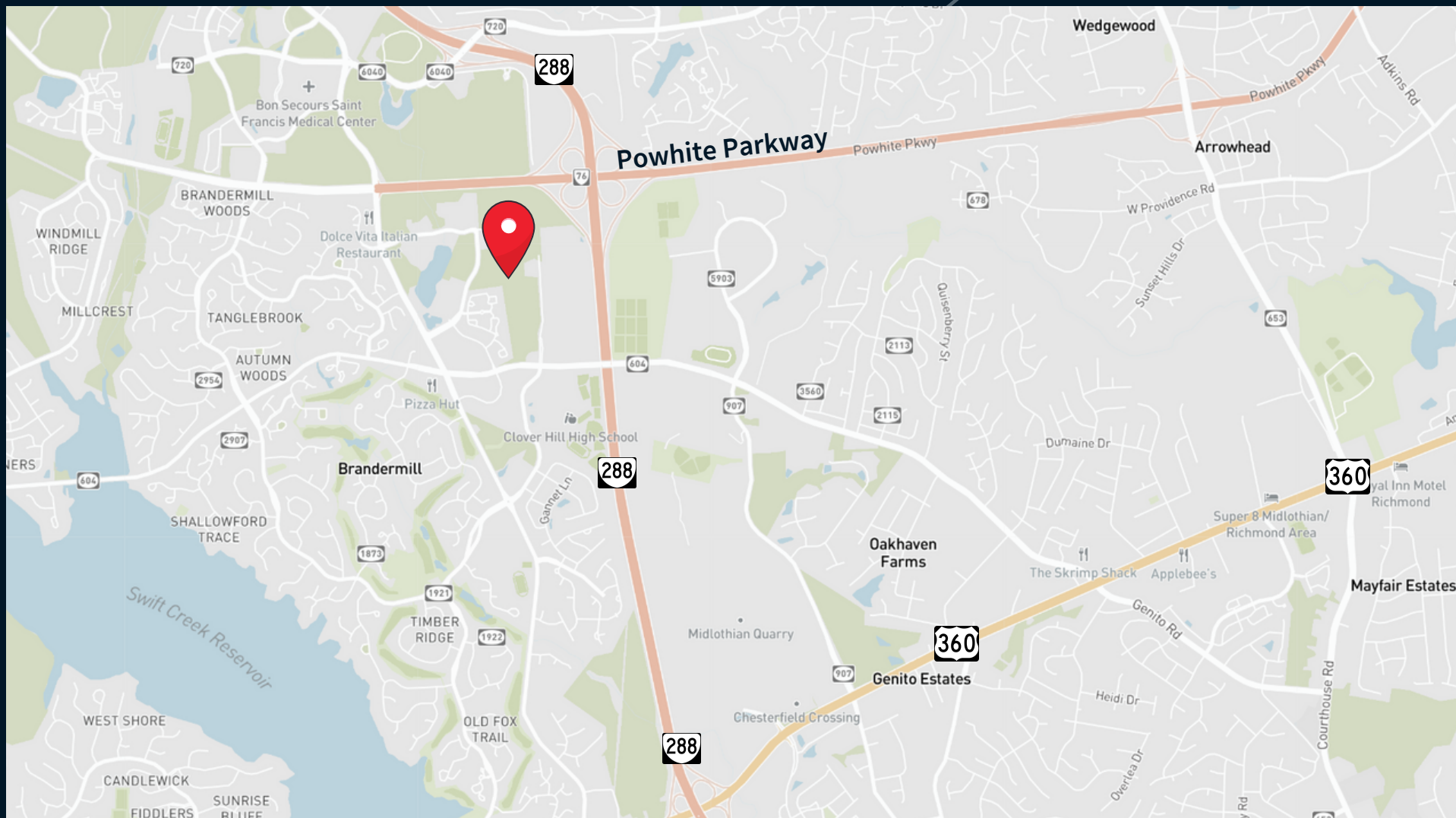
Waterford Lake Drive, Chesterfield County, VA

Property Overview & Demographics

- 56 +/- acres total
 - Parcel 1: 1.0 +/- acres
 - Parcel 2: 7.0 +/- acres
 - Parcel 3: 21.8 +/- acres
 - Parcel 4: 25.6 +/- acres
 - Parcel 5: 0.61 +/- acres
- The primary uses are medical, office, flex, office/warehouse
- Commercial zoning
- Potential rezoning opportunity to residential
- Excellent access
- Convenient to retail & healthcare
- Close proximity to Route 288 & Powwhite Parkway



	3 mile	5 miles	10 miles
Estimated population	46,981	123,280	320,672
Daytime population	11,324	52,795	111,112
Average HH income	\$126,104	\$123,403	\$112,030



Charles Polk, III, SIOR

Jimmy Appich

charlie.polk@jll.com
+1 (804) 200 6419

jimmy.appich@jll.com
+1 (804) 200 6420