

FOR SALE

Pole Green Road @ Rural Point Road Mechanicsville, VA 23116



Exclusive Agent:

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

- 62.46 Acres
- Zoned A-1
- Located just 2 miles East of I-295
- Hanover County
- Sale price: \$1,800,000

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International

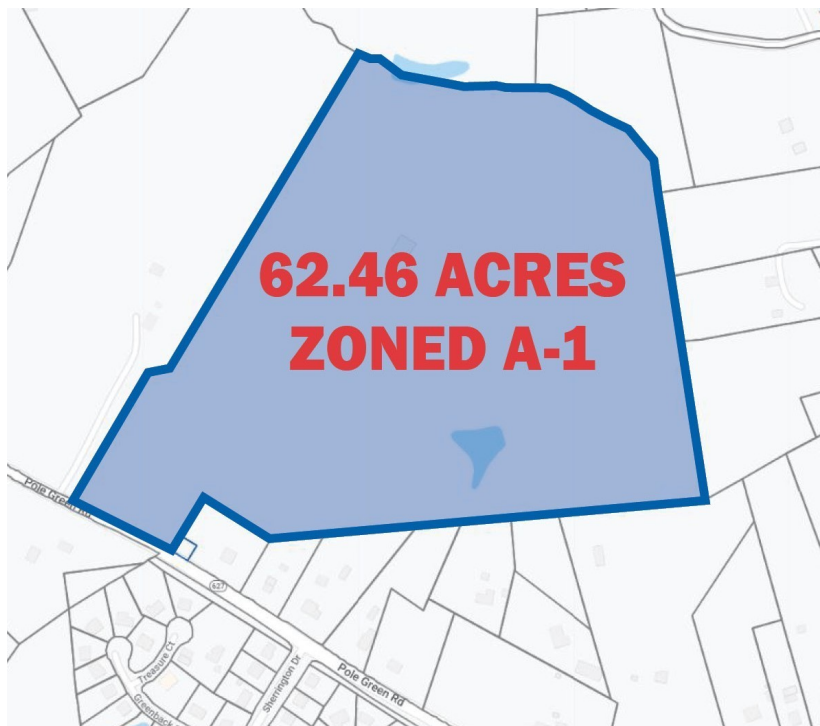
SIOR

CCIM

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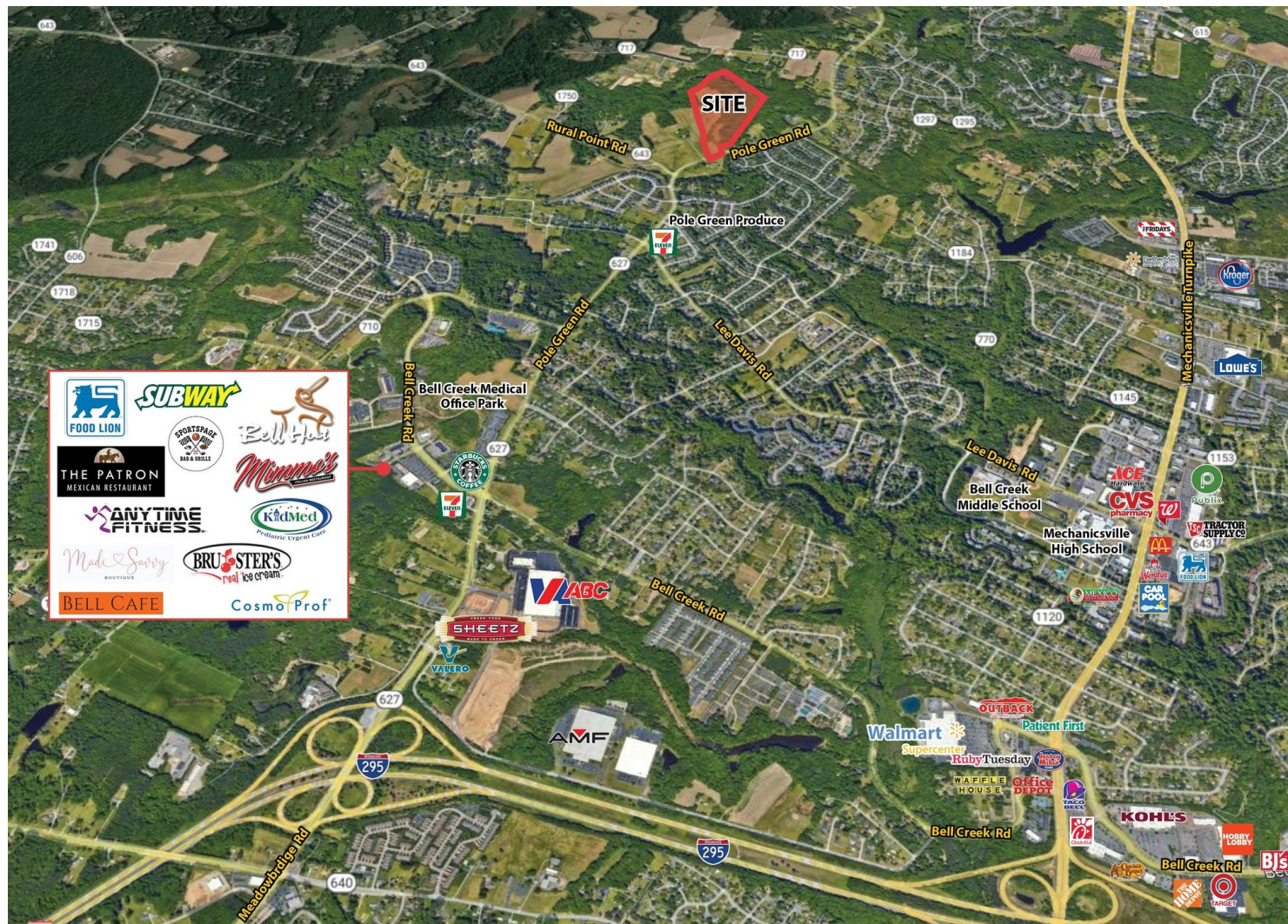


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2.3 Miles from I-295 (4 minutes)

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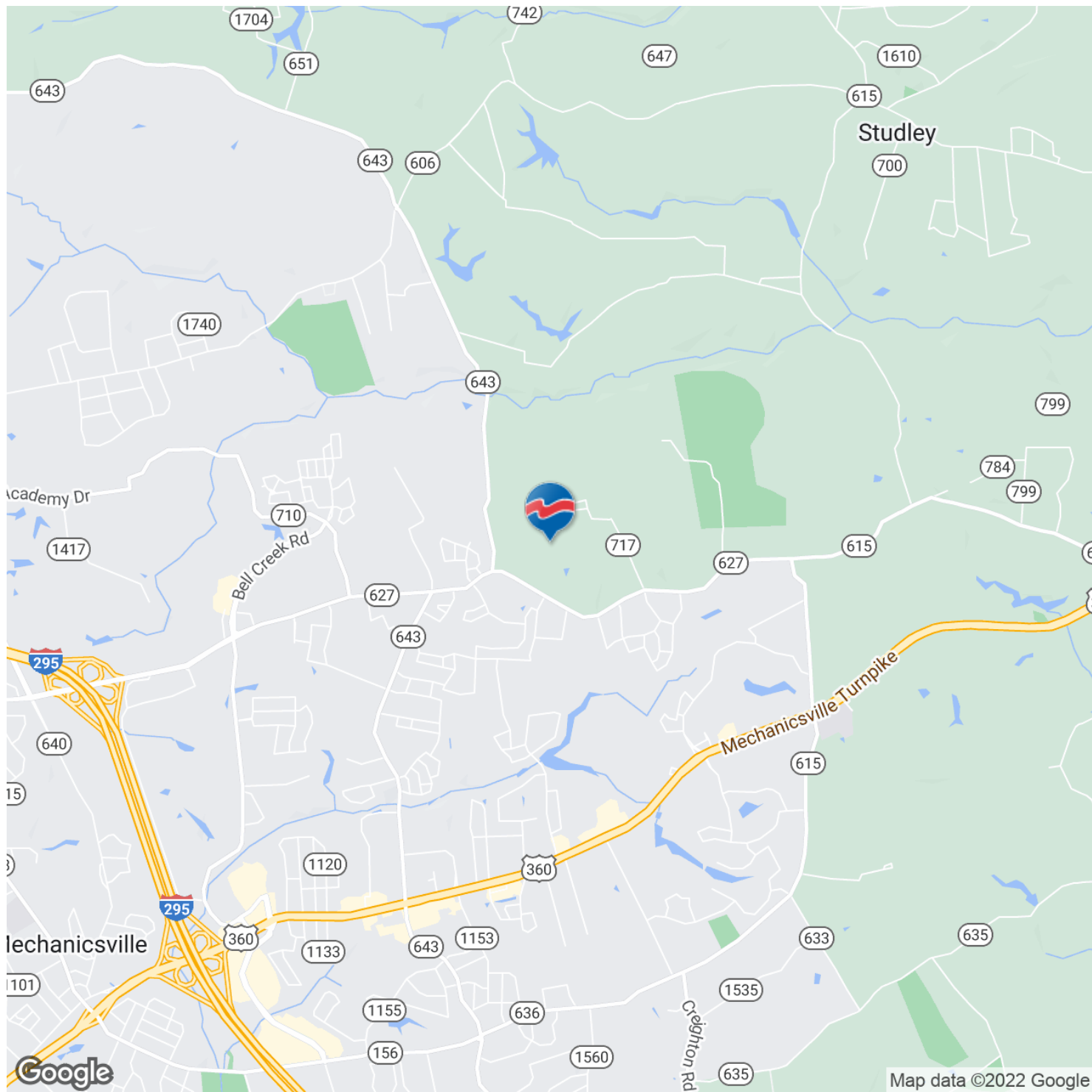


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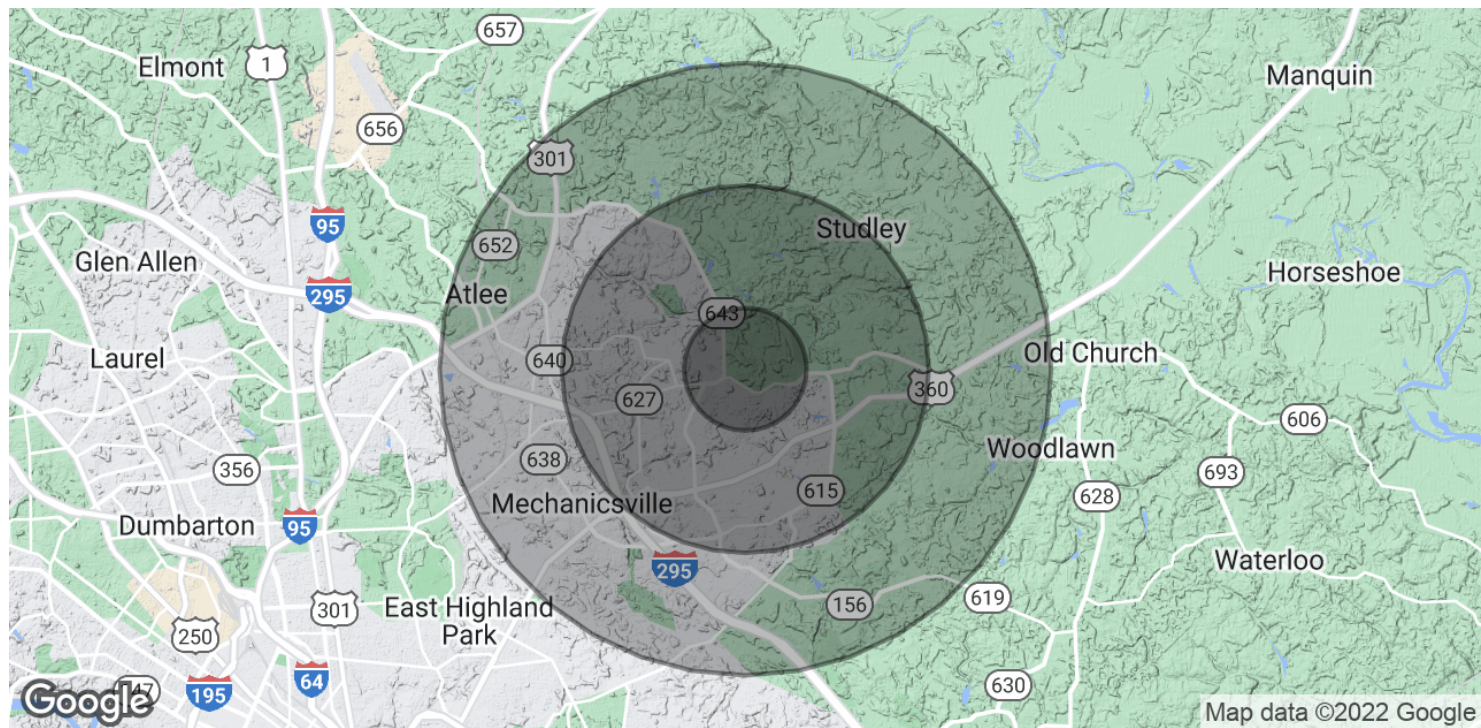


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,601	21,458	51,450
Average Age	35.9	44.0	42.8
Average Age (Male)	33.5	41.2	40.4
Average Age (Female)	37.6	45.8	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	985	8,581	20,855
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$103,625	\$97,033	\$100,899
Average House Value	\$894,627	\$361,445	\$338,732

* Demographic data derived from 2020 ACS - US Census