

Chesterfield County Daycare/ Office

Owner Occupant Ready

EXCLUSIVE LISTING


**FOR
SALE**



20  08
**ONE SOUTH
COMMERCIAL**

3602 & 3604 EAST RIVER RD

SOUTH CHESTERFIELD, VA 23803

 **\$325,000**

PROPERTY HIGHLIGHTS

- ✓ NEW ROOF
- ✓ AMPLE PARKING
- ✓ FULL KITCHEN
- ✓ CLOSE PROXIMITY
TO VIRGINIA STATE
UNIVERSITY
- ✓ TWO LOTS - 0.319 ACRES

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One South Commercial is pleased to bring to market 3604 E River Road.

Located across the street from the Virginia State University campus, this 1080 SF property is ideal for an owner- user looking for office, retail or daycare space in Chesterfield County. The interior includes hardwood floors, a full kitchen, three private rooms/ offices and one full bathroom. A new roof was put on the property roughly a year ago and central HVAC is included. The sale also includes the adjacent lot 3602 E River Road which provides ample parking and a combined lot size of 0.319 acres. This is a great opportunity for business owners looking to establish themselves in Chesterfield County or expand into a new territory with a splash!

QUICK FACTS

ADDRESS | 3602 & 3604
East River Road,
Chesterfield VA
23803

PID | 795613191100000 &
795613151000000

ZONING | C-3

GLA | 1,080 SF

LOT SIZE | 0.319 AC

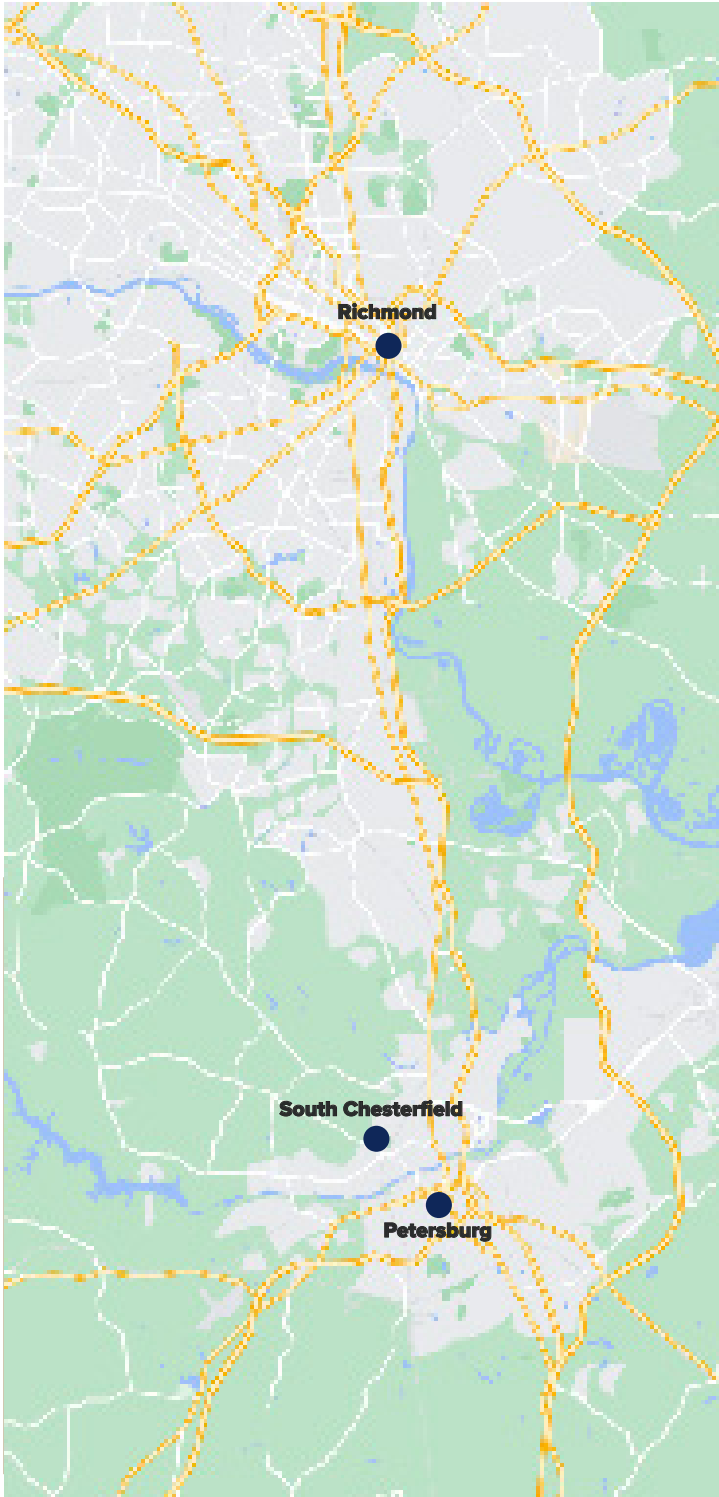
YEAR BUILT | 2006

SALE PRICE | \$325,000





SOUTH CHESTERFIELD

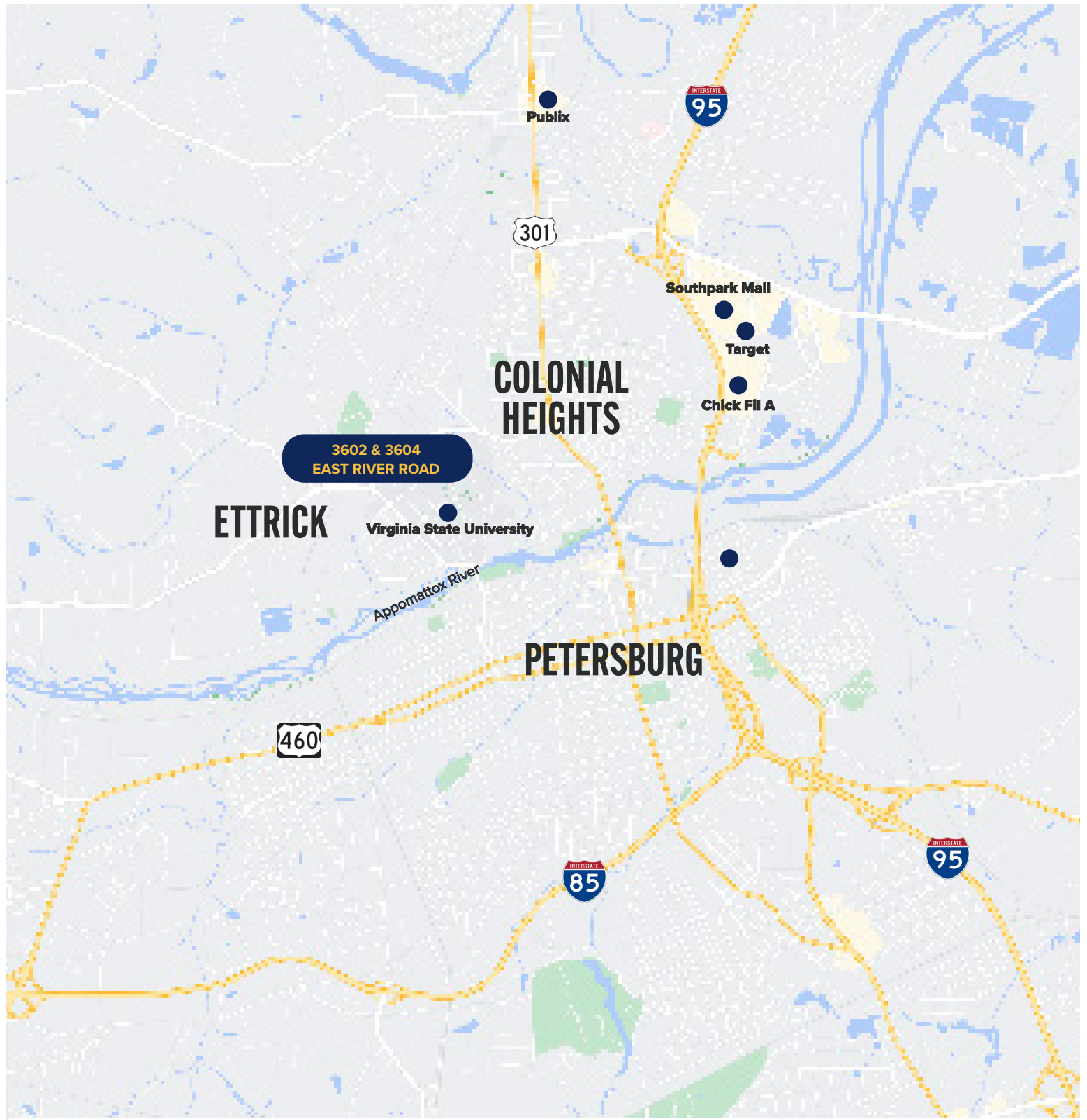


South Chesterfield, Virginia, is a rapidly developing area that perfectly balances historic charm with modern growth. Located conveniently between Richmond and Petersburg, South Chesterfield offers excellent connectivity via major highways such as I-95 and Route 288. This strategic location ensures businesses and residents enjoy easy access to key markets, making it an attractive destination for commerce and living.

The local economy is robust and diverse, featuring thriving sectors in manufacturing, logistics, healthcare, and retail. The presence of Fort Lee, a significant U.S. Army installation, adds economic stability and creates numerous opportunities for local businesses. South Chesterfield's business-friendly environment and competitive tax incentives further enhance its appeal to investors.

Community life in South Chesterfield is enriched by excellent schools, top-notch healthcare facilities, and a variety of recreational options. The natural beauty of the Appomattox River and numerous parks provide ample opportunities for outdoor activities. The area's rich history and cultural attractions, including nearby historic Petersburg and Civil War battlefields, draw tourists and history enthusiasts, adding to the community's vibrant atmosphere.

Commercial development in South Chesterfield is on the rise, with new retail centers, dining establishments, and mixed-use projects transforming the area into a bustling commercial hub. Supported by a proactive local government that prioritizes sustainable development and infrastructure improvements, South Chesterfield is poised for continued growth and success.



3602 & 3604
EAST RIVER ROAD

ETTRICK

COLONIAL
HEIGHTS

PETERSBURG

Publix

Southpark Mall

Target

Chick Fil A

Virginia State University

Appomattox River

460

85

95



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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Isaac is a Virginia native who grew up in a small community in the Northern Shenandoah Valley. From this rural setting, he attended the University of Virginia and earned a degree from the Woodrow Wilson School of Politics. After graduation, he entered the uniquely demanding world of politics working as a consultant at both the state and national levels. He now brings the same approach that generated a number of successes on the campaign trail to multifamily and investment brokerage. With the same infectious energy, Isaac actively focuses his effort to help clients plant or expand their roots within the greater Richmond community and beyond.

