

For Sale | Land



Rt 60 At Flat Rock

Powhatan, VA 23139



Property Summary



PROPERTY DESCRIPTION

This exceptional investment opportunity on Rt 60 at Flat Rock is an impressive 31.2-acre parcel primed for commercial development. With 734' of Anderson Hwy frontage and a median cut on either side, this property offers unique accessibility and visibility.

PROPERTY HIGHLIGHTS

- PIDs #041-12A, 041-6C
- 31.2 Acres Zoned C
- Water at site
- Designated Gateway Business in Powhatan Comp Plan
- Mid-way between Westchester Commons and Rt 522
- Across from Wilton Square at Flatrock
- Area Retailers include Duncan Donuts, McDonalds, Tractor Supply & Sheetz
- Traffic Count: >25,000VPD

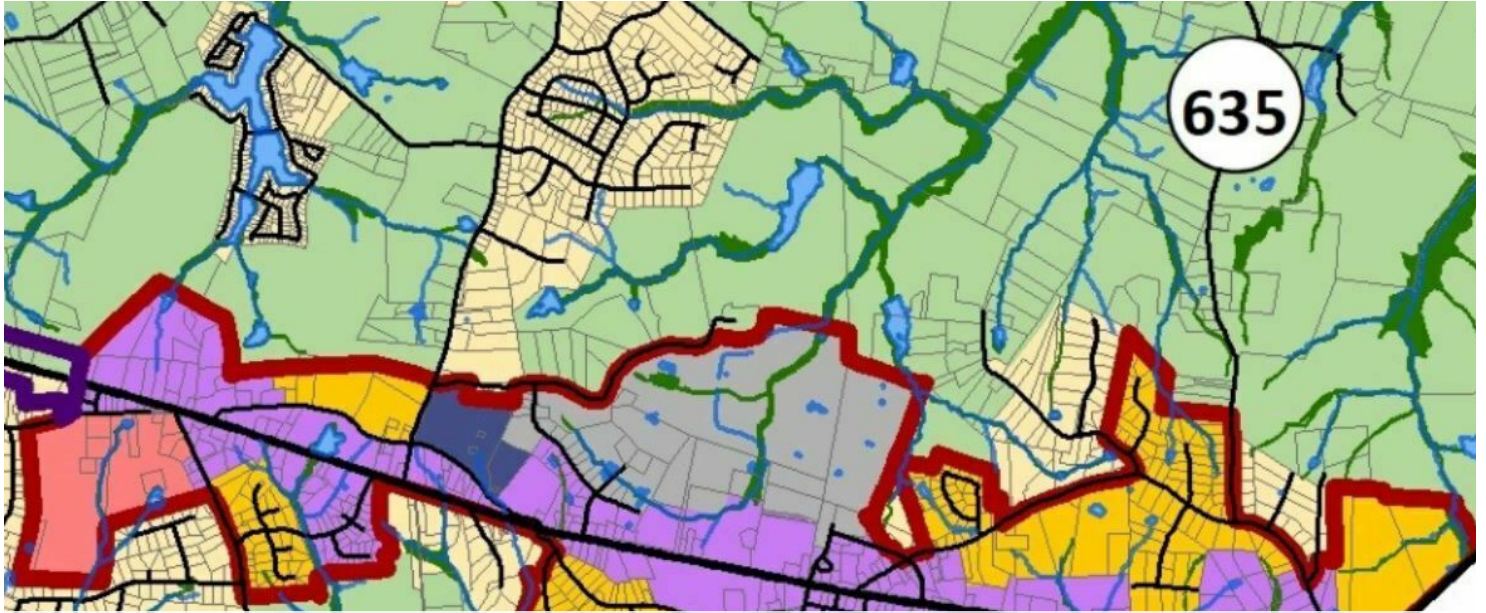
Offering Summary

Sale Price:	\$1,399,000
Lot Size:	31.2 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	196	1,710	4,346
Total Population	437	3,979	10,215
Average HH Income	\$101,007	\$102,732	\$100,884



Site Details



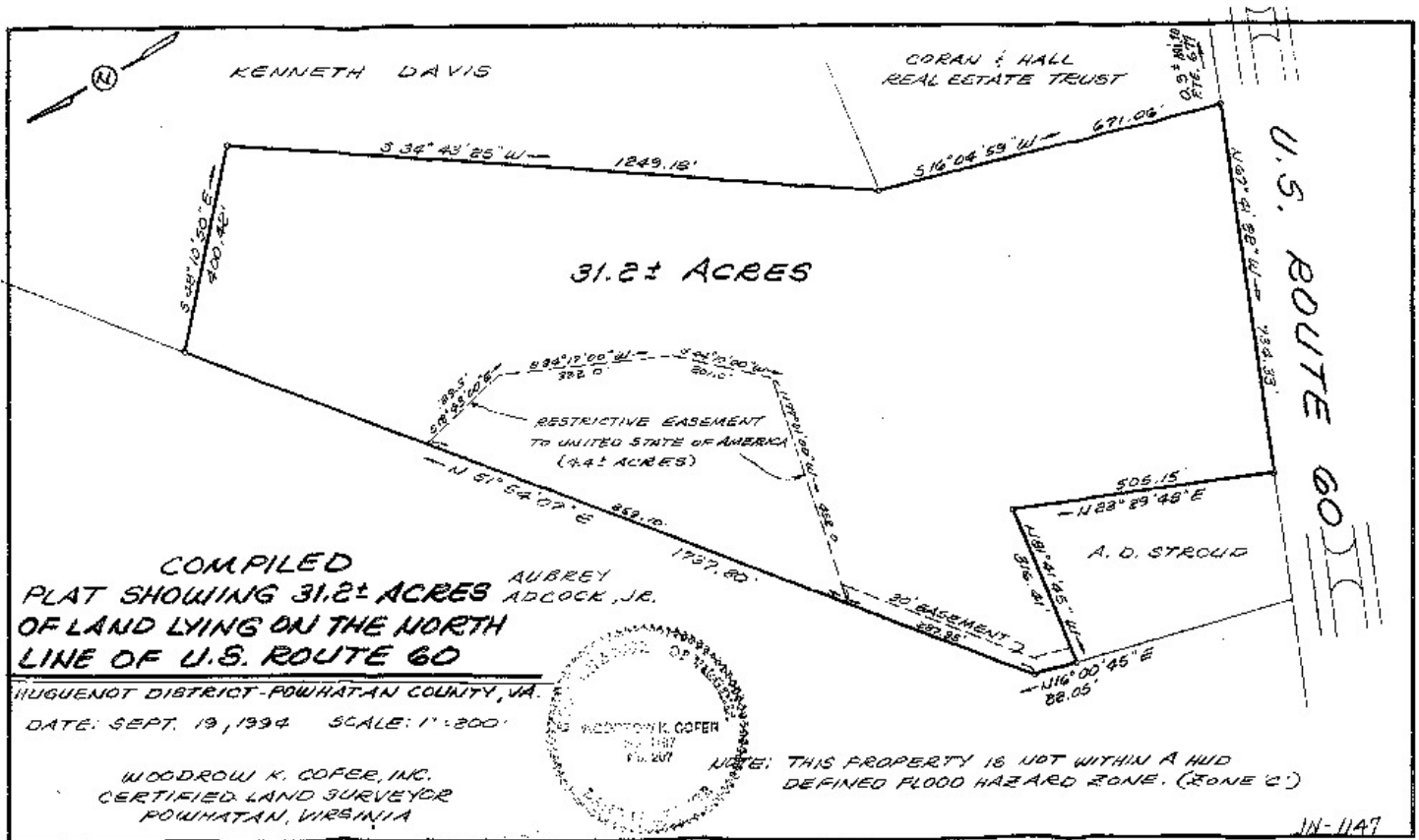
Powhatan Comprehensive Plan - Gateway Business



Topographical Map

1500 ft | Deg Min Sec ↑ Lon 00 77° 50' 14.66"W | Lat 00 37° 31' 52.60"N

Plat



Additional Photos

Utilities Plan

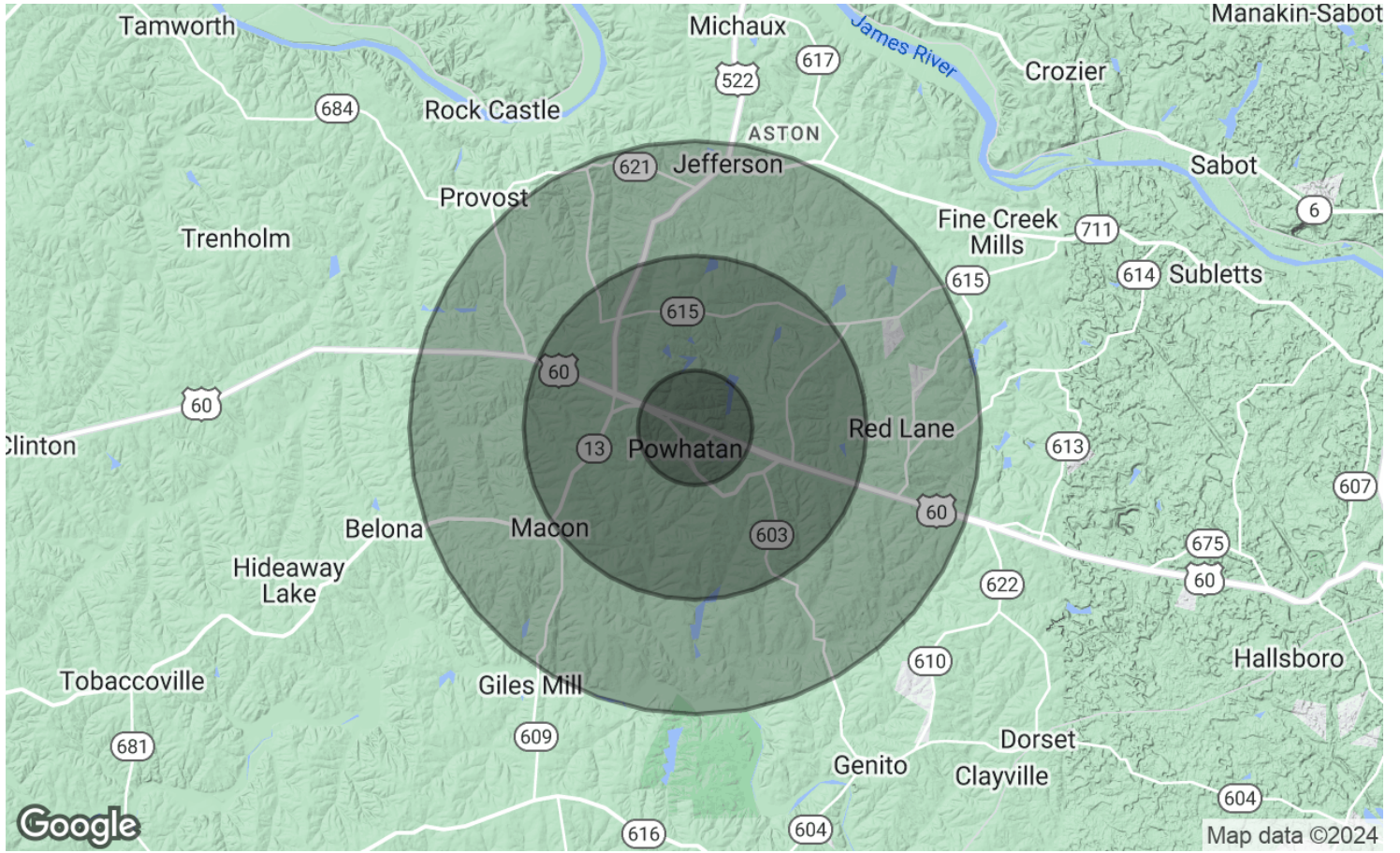


Google Street View West



Google Street View East

Demographics



	1 Mile	3 Miles	5 Miles
Total Population	437	3,979	10,215
Total Households	196	1,710	4,346
Avg. Household Income	\$101,007	\$102,732	\$100,884



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