

FOR SALE & LEASE

ASHCAKE RETAIL CENTER

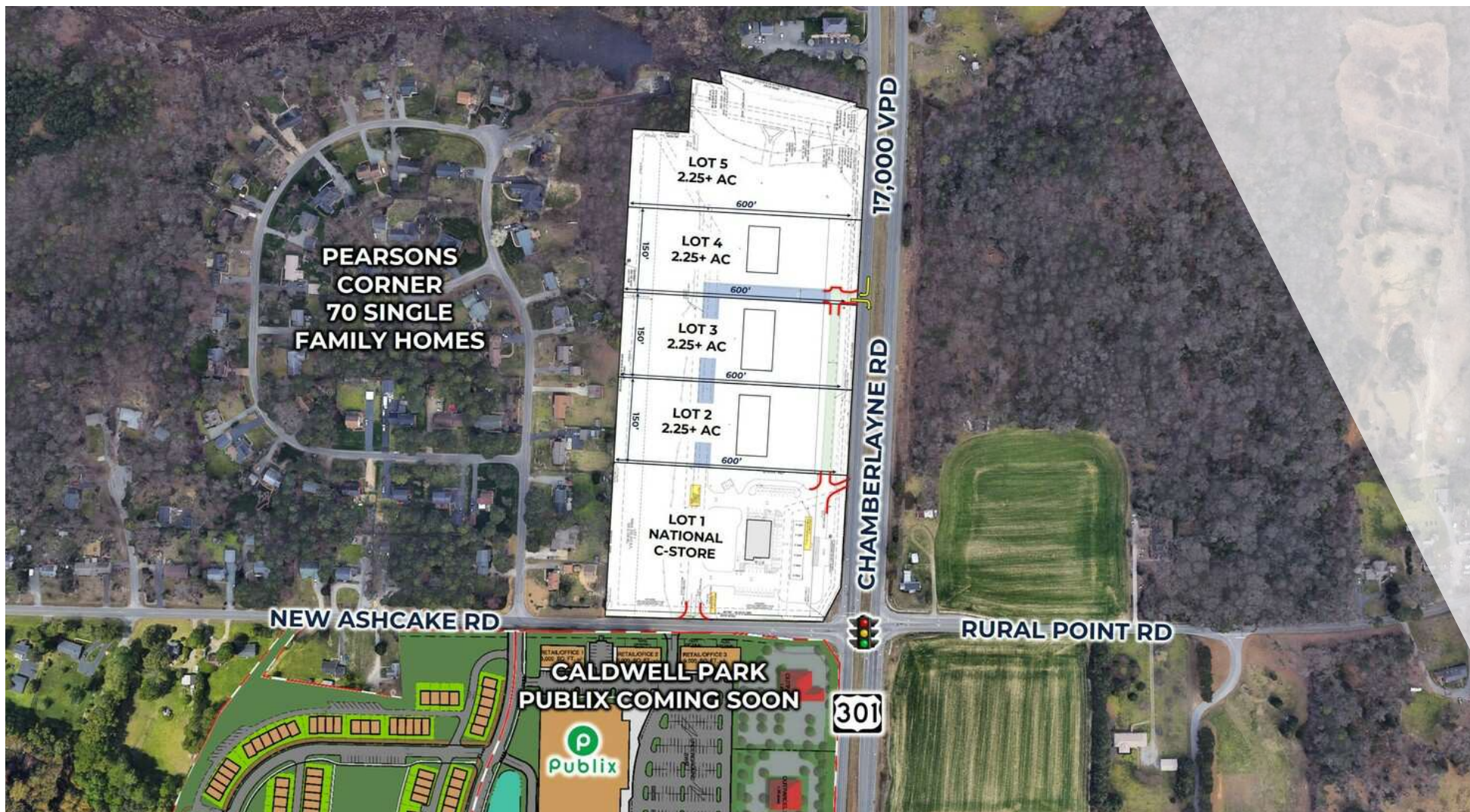
US 301 & New Ashcake Rd | Mechanicsville, VA 23116



S.L. NUSBAUM
REALTY CO.



DEPLOY DEVELOPMENT GROUP LLC
BUILDING FOR THE FUTURE



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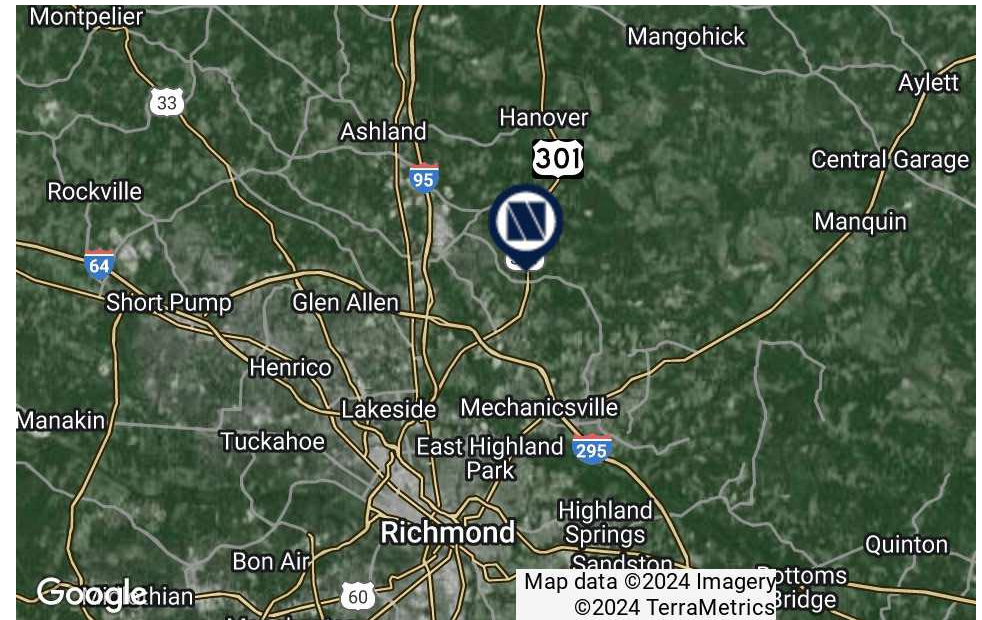
PROPERTY SUMMARY

ASHCAKE RETAIL CENTER

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OFFERING SUMMARY

Pricing:	Lot 2 - \$97,500 (GL - Rough Pad Delivered)
	Lot 3 - \$97,500 (GL - Rough Pad Delivered)
	Lot 4 - \$700,000 + prorata share of site work
	Lot 5 - \$700,000 + \$175,00 per Acre for site work
Lot Size:	2.25+ Acres
Zoning:	B2

TRAFFIC COUNT

	VPD
Chamberlayne Rd (Rt. 301)	17,000

PROPERTY OVERVIEW

Join a National C-Store in New Development!

PROPERTY HIGHLIGHTS

- County Water - Septic Field
- Shared Stormwater Management System
- Lot Delivery - Rough Graded Pads with Ingress/Egress Network in Place
- Major Signalized Artery of Rt. 301
- Over 4,000 Students within 1 Mile of Site

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	10,176	23,592	49,812
Total Population	28,374	61,641	127,314
Average HH Income	\$158,103	\$133,387	\$114,567

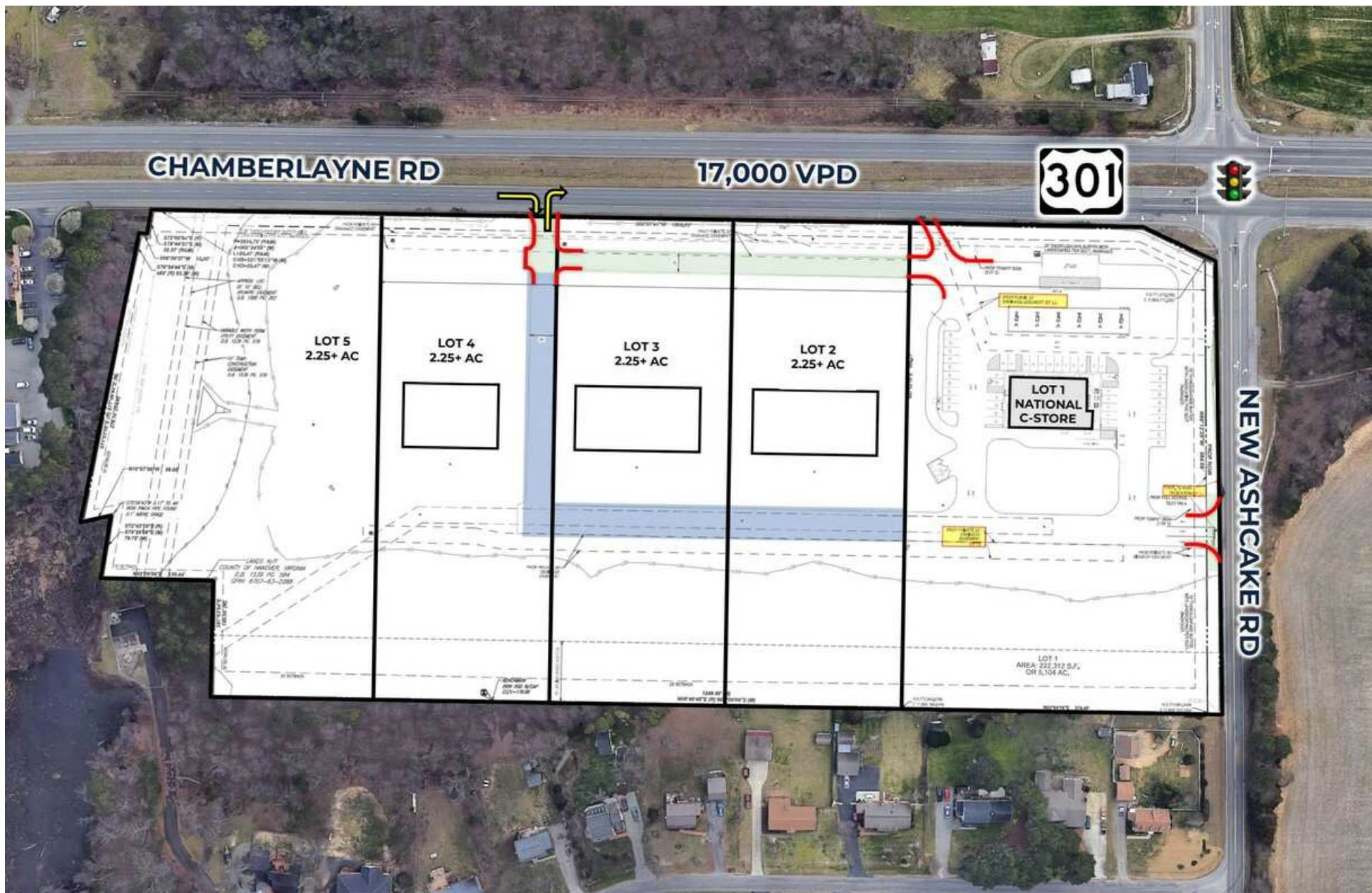
CONCEPTUAL SITE PLAN

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TRADE AREA

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CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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