

**FOR
SALE****VIP MOTOR INN - REDEVELOPMENT POTENTIAL****Sale Price:
Subject to Offer**

PROPERTY OVERVIEW

Currently operating as the VIP Motor Inn, this 8.6 acre flat and fully developed property is zoned C-5 unconditional allowing for a wide variety of motor vehicle, truck, trailer and boat sales and repair uses.

A Contractor's office, shop and outdoor storage is also allowed by right.

With over 1,000' of frontage along I-95 and 110,000 average daily vehicle traffic, the property offers excellent highway commercial visibility and access. Chesterfield county is seeking Federal highway funds for major enhancements to the Willis Rd, I-95 interchange that will substantially increase traffic flow and improve its access. The plans call for the acquisition of the existing Sunoco station and for a new entrance to be installed there.

The Comprehensive Plan calls for the property and its northern adjacents to be Regional Mixed-Use with a minimum density of 20 residential units to the acre with integrated employment and commercial uses.

PROPERTY HIGHLIGHTS

- Over 1,000' of I-95 frontage
- Zoned C-5 Unconditional
- Large Site-8.6 acres
- Major access improvements planned to Willis Rd/I-95 interchange
- New entrance planned
- 110,000 VPD on I-95
- Great Interstate Visibility
- Comp Plan calls for Regional Mixed-Use

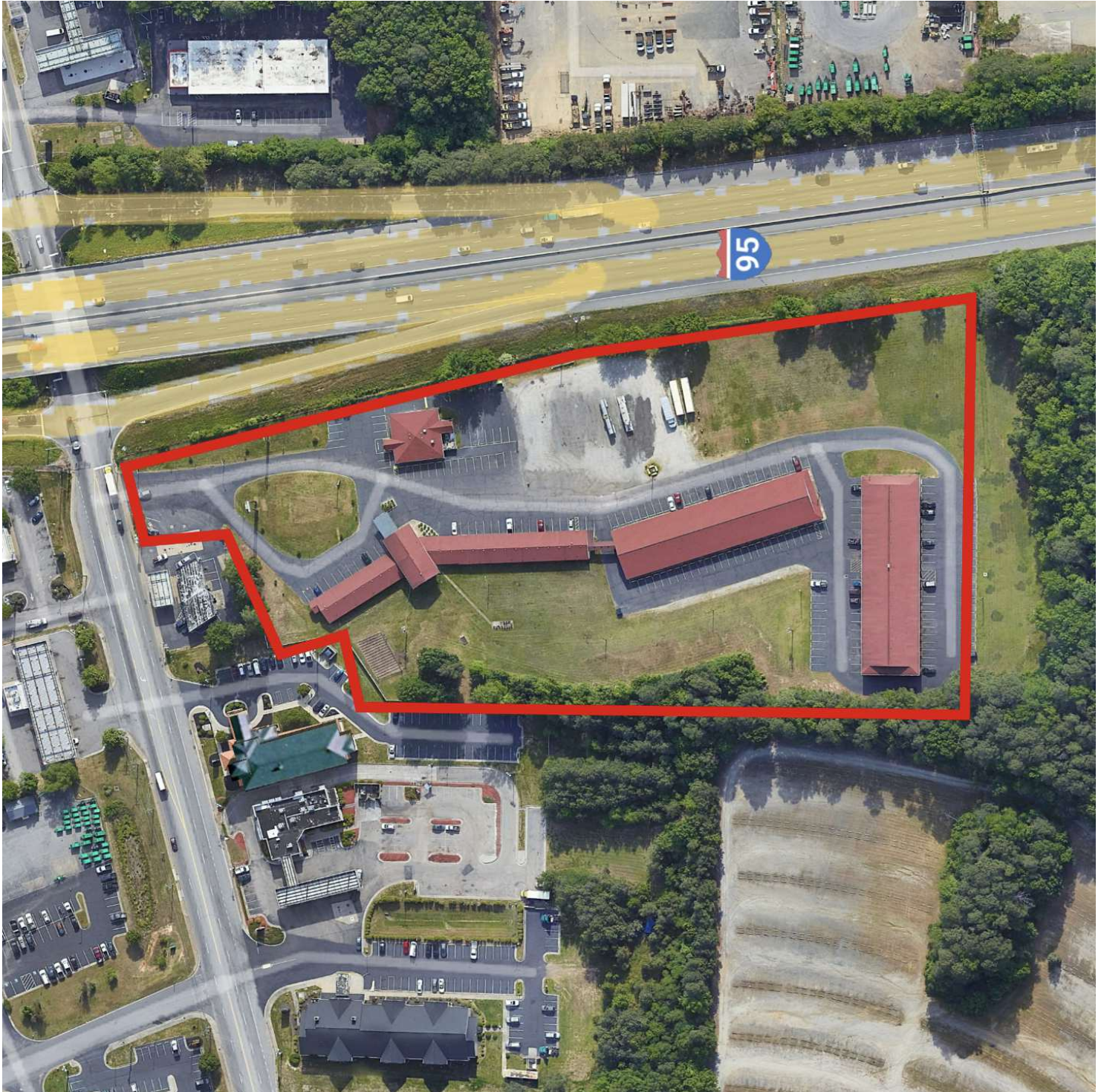
FOR FURTHER INFORMATION, PLEASE CONTACT:
READ GOODE • rgoode@divaris.com • 804.335.0554



VIP MOTOR INN

2301 WILLIS ROAD, NORTH CHESTERFIELD, VA 23237

ZOOMED AERIAL



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I-95 AT WILLIS RD INTERCHANGE IMPROVEMENT



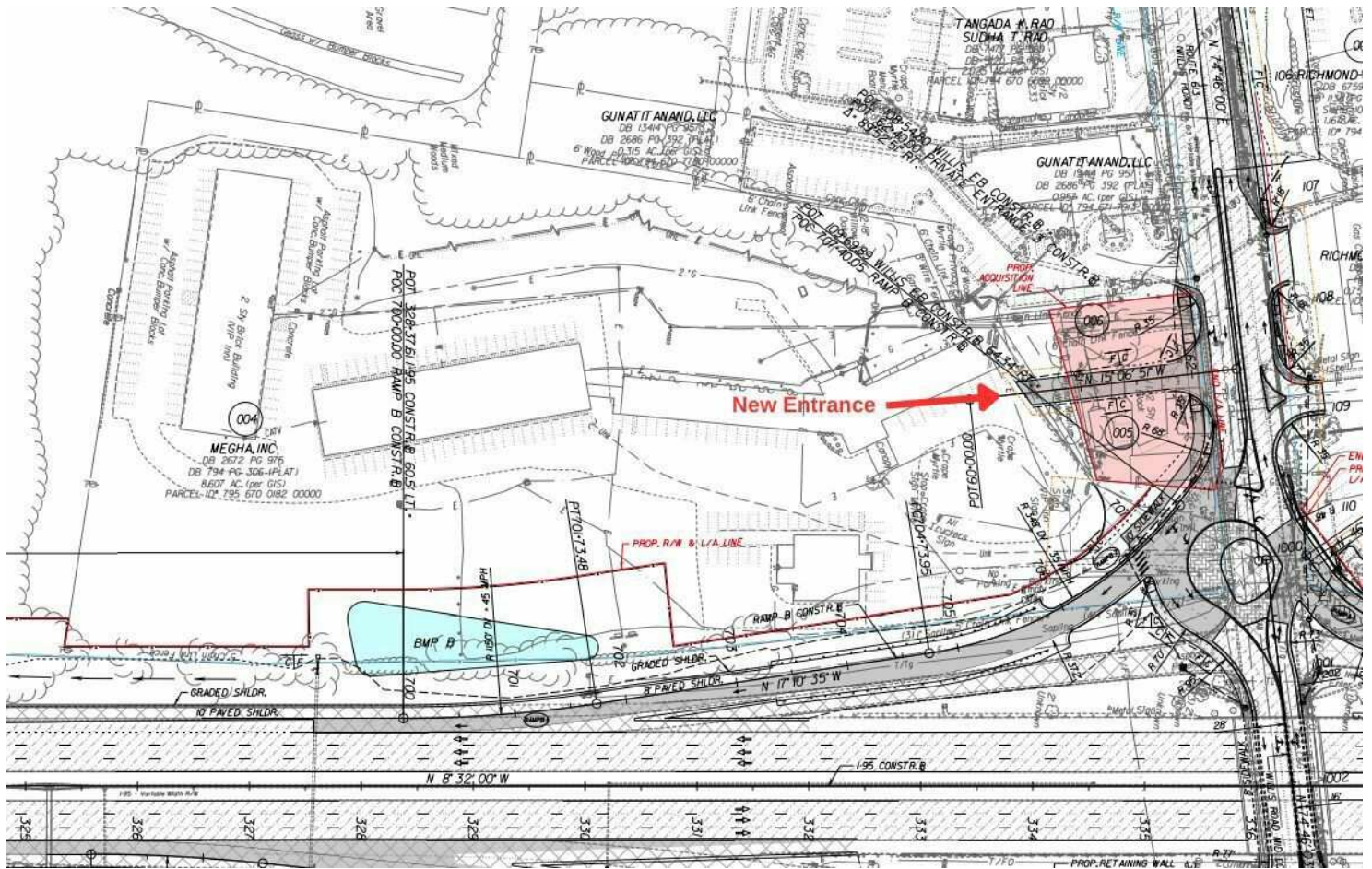
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CONCEPTUAL CONSTRUCTION PLAN



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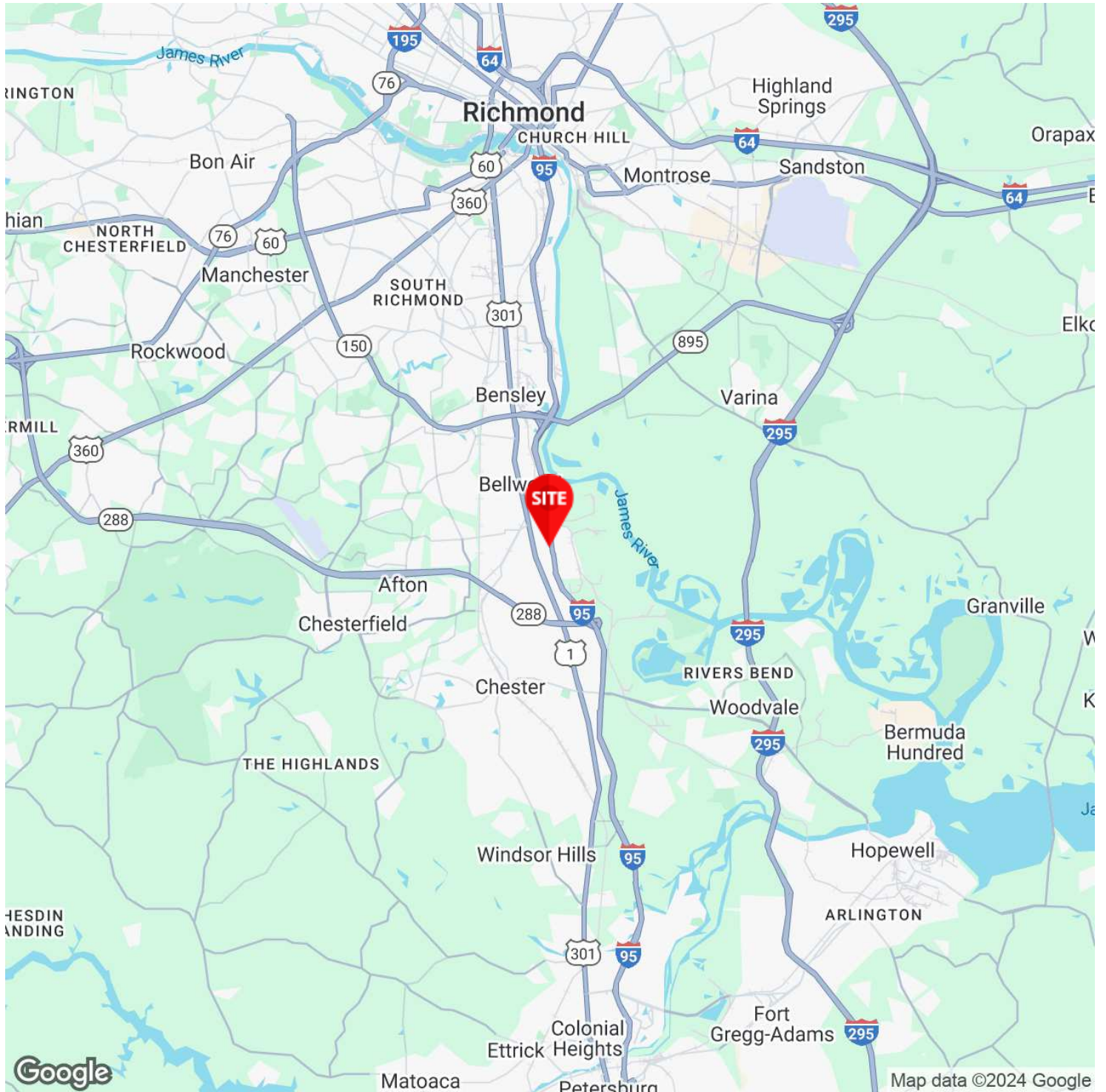


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LOCATION MAP



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