

# 5305 OAKLAWN BLVD

Hopewell, Virginia 23860

FOR SALE

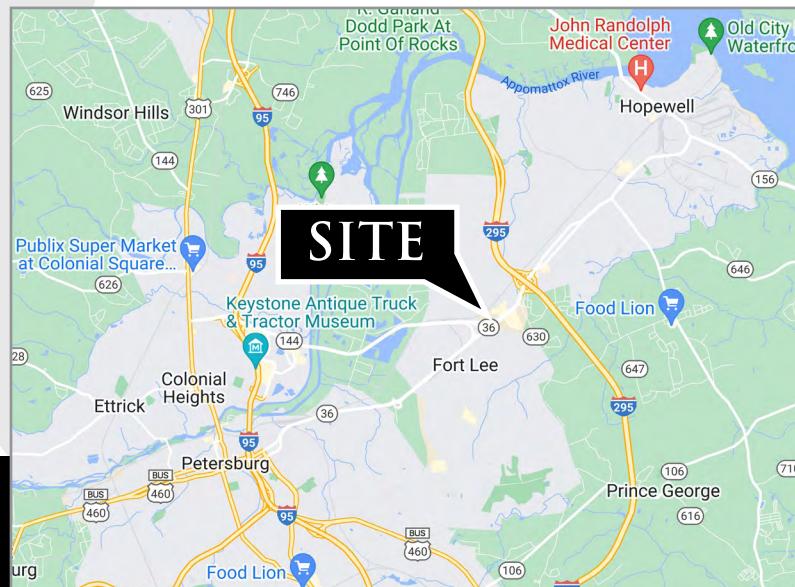


## COMMERCIAL LAND AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS:

- 1.6+-/ acre parcel
- Zoned B-3 Highway Commercial District
- Excellent visibility & frontage along Route 36
- Near the main gate to Fort Gregg-Adams in strong retail market
- Access to the site is thru Crossings Boulevard (signalized) to Plaza Drive
- Area businesses include Starbucks, Ruby Tuesday, Dunkin, Subway, Food Lion, Burger King, McDonalds, Cook-Out & more
- Sales Price: \$695,000

| Demographics             | 3 Miles  | 5 Miles  | 10 Miles |
|--------------------------|----------|----------|----------|
| Population               | 11,702   | 73,116   | 172,725  |
| Households               | 31,204   | 47,355   | 64,713   |
| Average Household Income | \$59,741 | \$62,451 | \$71,121 |



**DOMINION  
COMMERCIAL**

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## EXAMPLE LAYOUT



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