

AVAILABLE

26.73 Acres Castlewood/Cardwell Road Located In Chesterfield County!



**PRICE
REDUCED**

Exclusive Agent:

Kevin E. Cox
804.521.1468
kevin@porterinc.com

4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

- 26.73 Acres +/- of Industrial Zoned Land
- Zoned I-1 & I-3
- Excellent Access to I-95, I-895 & VA 150
- Water & Sewer Available
- FOR LEASE: \$5,000/Acre/Year
- FOR SALE: \$28,500/Acre

PORTER
R E A L T Y

Working Hard, Working Smart... For Our Customers

CRFAC
International

SIOR

CCIM

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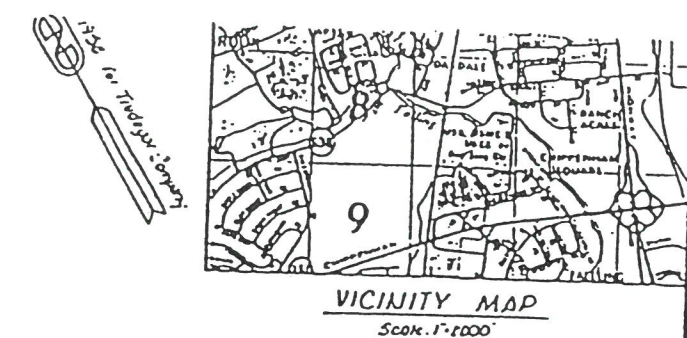
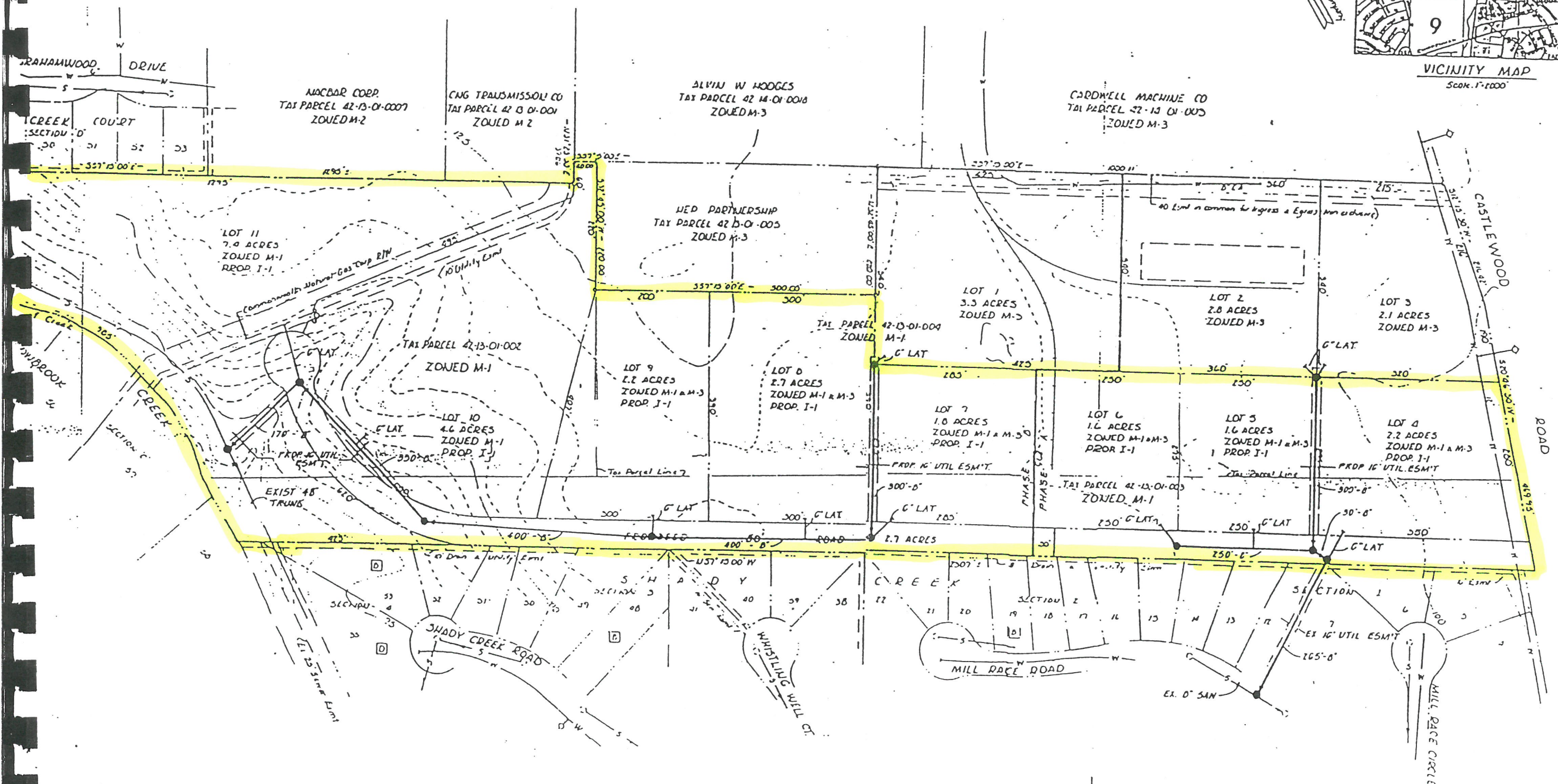


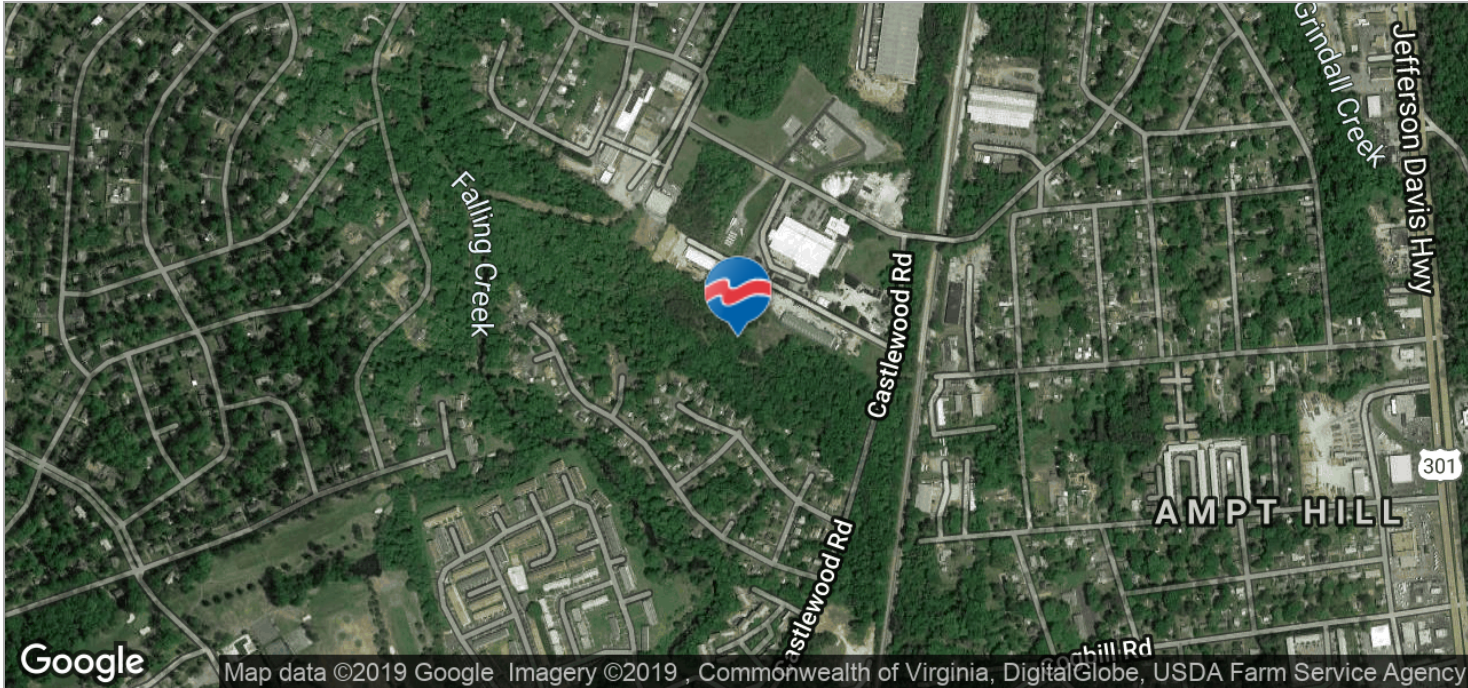
EXHIBIT "A"

TENTATIVE SANITARY SEWER LAYOUT
 35± ACRE PARCEL OF LAND SITUATED ON THE
 WESTERN LINE OF CASTLEWOOD ROAD
 Dale District Chesterfield County, Virginia

Dewberry & Davis
 Architects Engineers Planners Surveyors
 9200 ANDRETTA PARKWAY SUITE 130
 RICHMOND, VIRGINIA 23236 (804)330-2666

5030 Castlewood Rd., Richmond, VA 23234

Land For Sale/Lease



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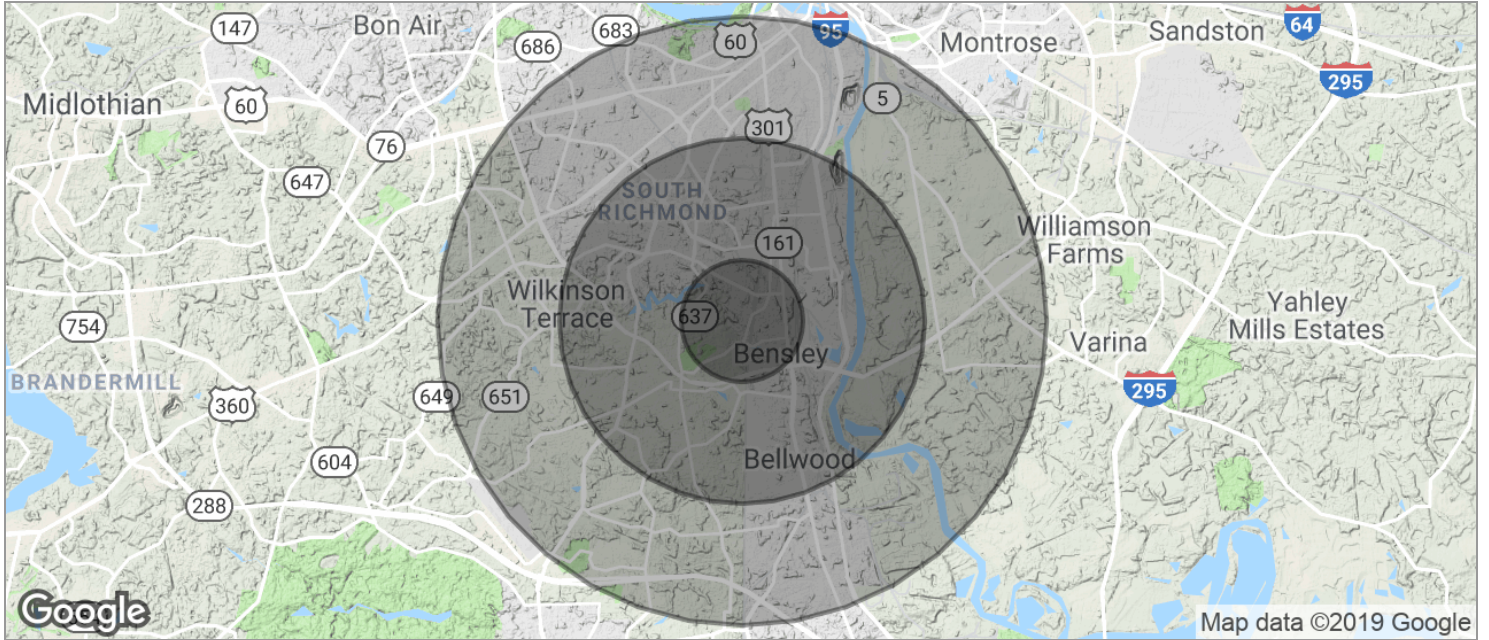


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5030 Castlewood Rd., Richmond, VA 23234

Land For Sale/Lease



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,579	50,755	136,416
MEDIAN AGE	37.0	33.2	33.5
MEDIAN AGE (MALE)	35.2	32.6	32.2
MEDIAN AGE (FEMALE)	38.7	33.7	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,163	18,698	50,210
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$54,738	\$50,121	\$51,347
AVERAGE HOUSE VALUE	\$216,969	\$188,033	\$192,483

* Demographic data derived from 2010 US Census

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