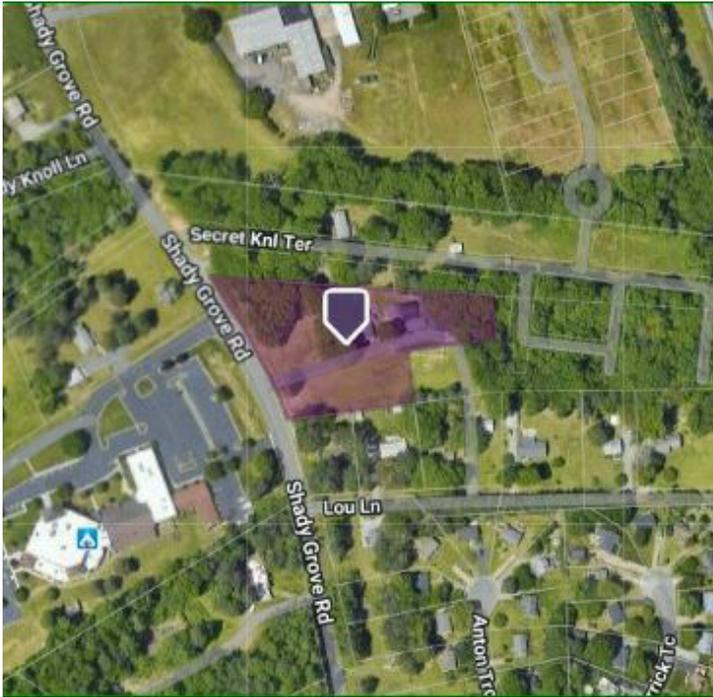


For
Sale

2.55 Ac for 17 Single-Family Units

8054 SHADY GROVE RD, MECHANICSVILLE, VA 23111-2212



Property Description

2.55 Acres to be rezoned for 17 single-family units, per comprehensive plan, located at I-295 at Shady Grove and Pole Green Rd. The lot is flat, with 344' frontage on Shady Grove Ln and apr 600' depth. There is a 4 bedroom, 2 bath 2038sf brick ranch for office and/or residential use. 2 metal garages and a shed can be included in the sale or removed prior to closing. The property has a wooden privacy fence on the perimeter, which border Oak Crest Townhouses, Churches and Mechanicsville Dental Center

Property Highlights

- Build 17 Single-Family Units with RHU Zoning
- Convenient to I-295 and Shopping
- 8 miles to Downtown Richmond

Offering Summary

Sale Price:	\$740,000
Number of Units:	1
Lot Size:	2.5 Acres
Building Size:	2,038 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	118	491	1,857
Total Population	258	1,075	4,188
Average HH Income	\$75,722	\$75,841	\$83,819



Susan Haas, MURP Principal Broker

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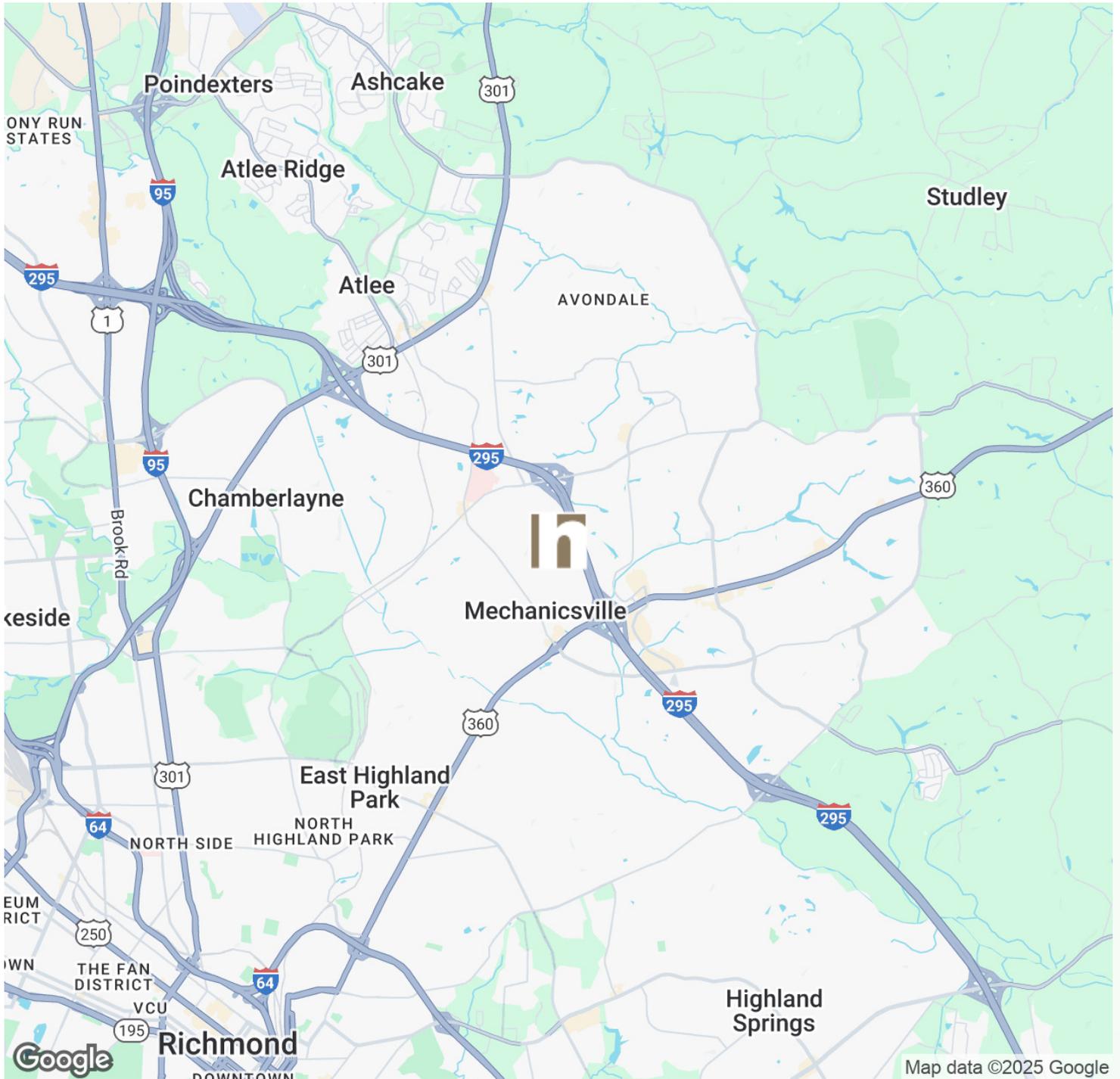
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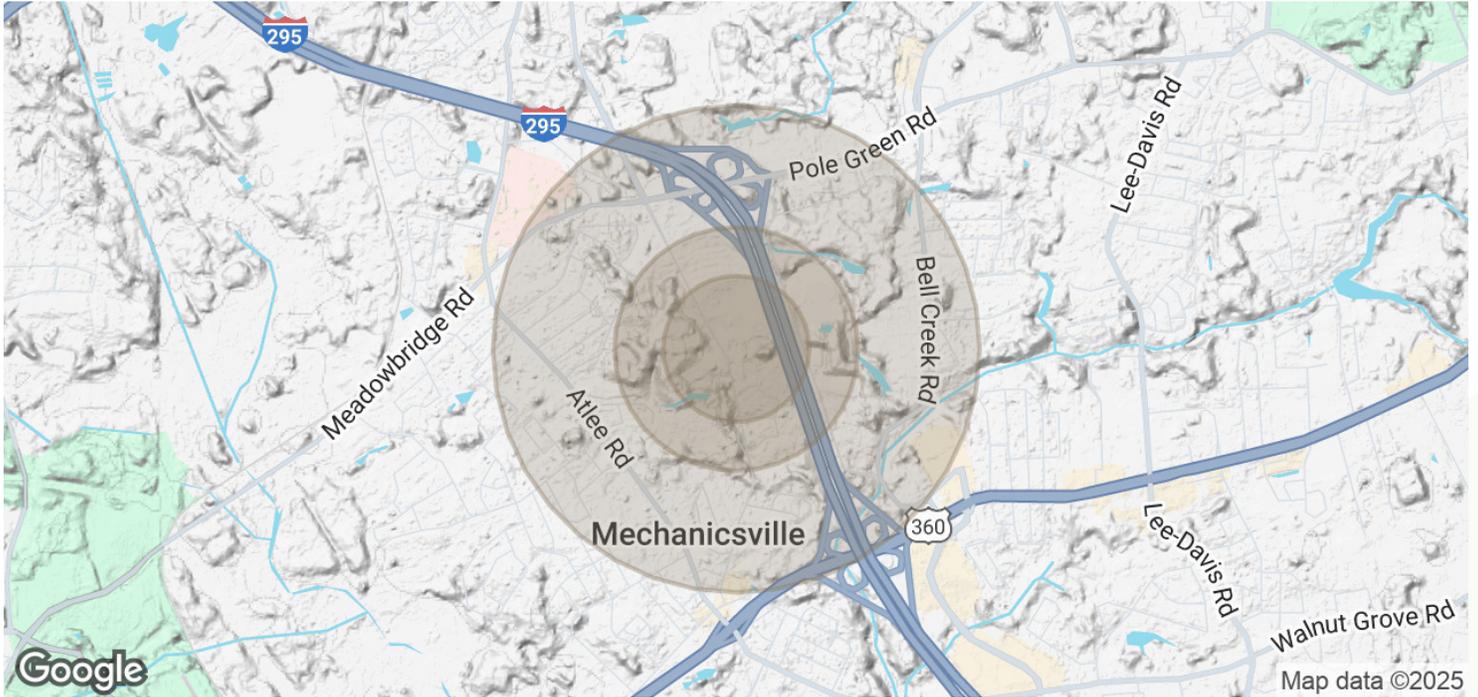
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For
Sale

2.55 Ac for 17 Single-Family Units

8054 SHADY GROVE RD, MECHANICSVILLE, VA 23111-2212



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	258	1,075	4,188
Average Age	51	51	50
Average Age (Male)	49	49	47
Average Age (Female)	53	53	52

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	118	491	1,857
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,722	\$75,841	\$83,819
Average House Value	\$343,403	\$343,234	\$336,499

Demographics data derived from AlphaMap



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