



NEW MARKET RD. DEVELOPMENT

2091 NEW MARKET ROAD | HENRICO, VA 23231

FEATURES

- **For Sale: ±4.048 Acres with existing 1,560 SF building.**
- **Zoned B-3.** Excellent development opportunity. Dedicated turn lane.
- Signalized intersection of New Market Road and Varina Road.
- Property on Rt. 5 (New Market Rd) which is the oldest through fare in Virginia. The scenic route connecting Richmond and Jamestown/Williamsburg. Attracting visitors to National Civil War Battlefields, Colonial plantations and Bed and Breakfasts.
- Located on the Capital Bike Trail - 2nd most visited attraction in Richmond, Va with 1.2 million visitors last year - Generated \$8.9 million in economic activity in the fiscal year 2018-19. The only other multimodal path in Va to receive more visitors annually is the Virginia Beach oceanfront boardwalk.
- 2.5 miles from the James River - Attracts 2 million visitors per year.
- Richmond's most popular and growing community "Rocket's Landing" is 4 miles away.

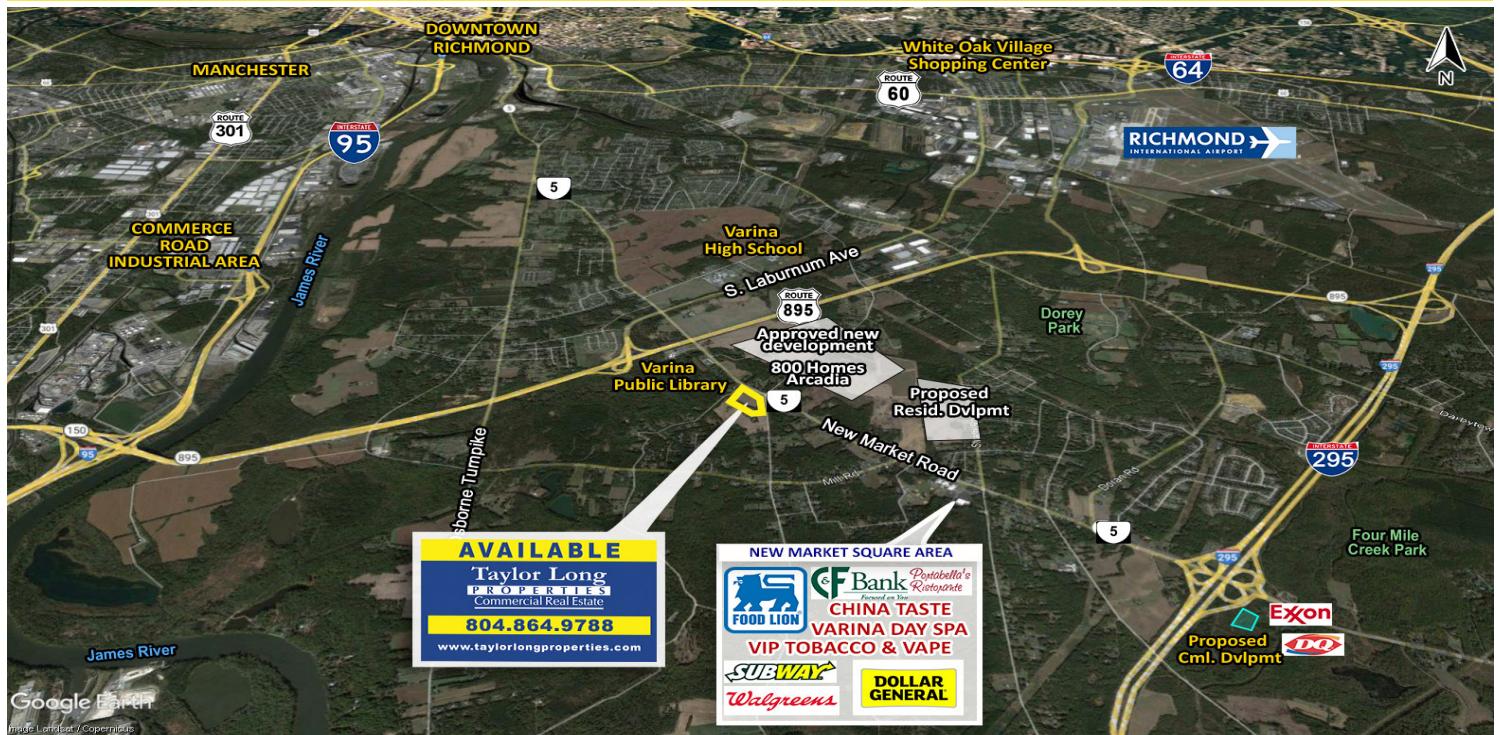
SPACE TYPE	Land Development Opportunity		
AVAILABLE SPACE	±4.048 AC with 1,560 SF building		
ASKING PRICE	Ask Agent		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Population	11,507	57,873	438,579
Avg HH Income	\$106,040	\$67,718	\$72,809
Daytime Employment	2,679	28,268	276,226
Traffic Count	9,200 VPD on New Market Road 17,000 VPD on I-895		



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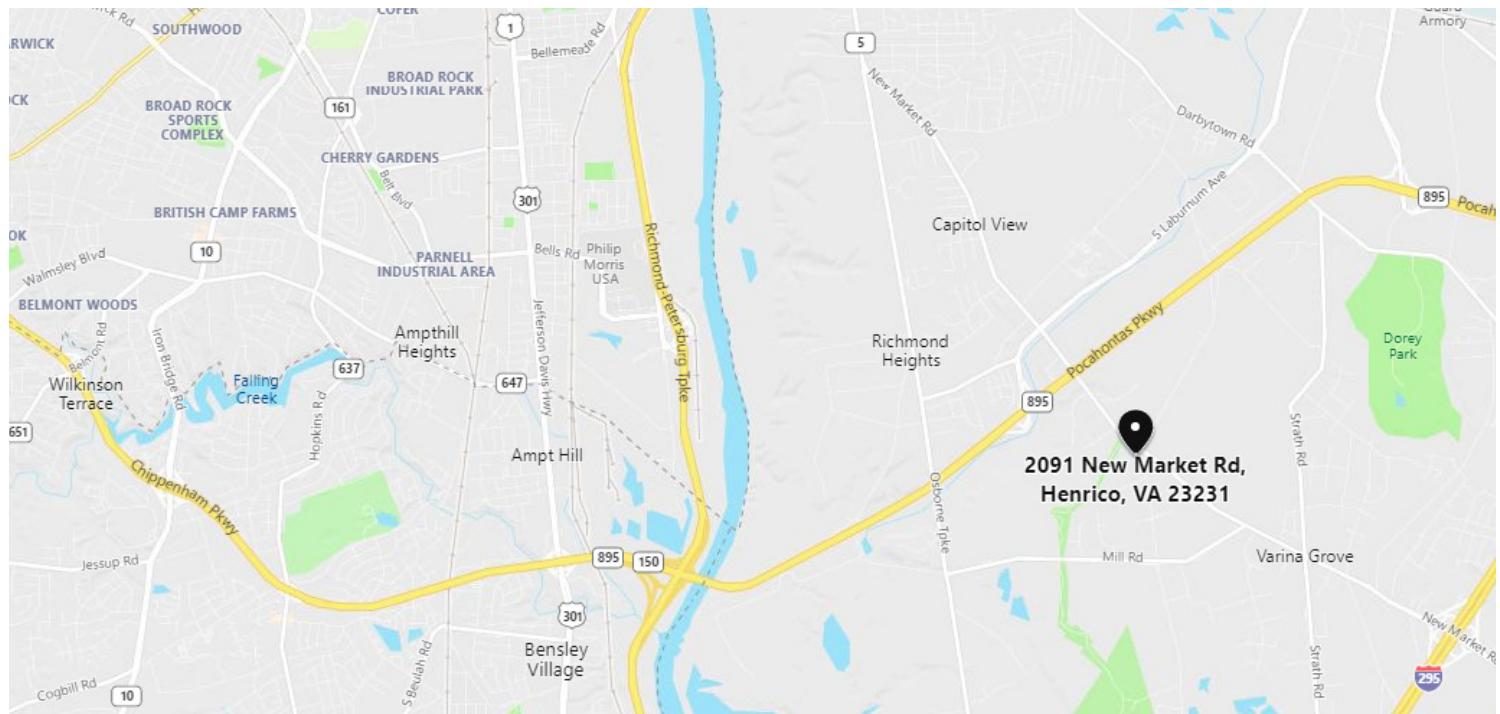


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