




For Sale

7600 - 7660 Otterdale Road, Chesterfield, VA 23832
Up to 2.8 acres available

 **JLL** SEE A BRIGHTER WAY



THE MAN WITH
SQUARE FEET

CELEBRATING 40 YEARS WITH 40 MILLION SQ. FT.



VPD on Hull Street Road: 43,000



UNDER CONTRACT

Parcel 1: 7600 Otterdale Rd
0.943 acres

Parcel 2: 7650 Otterdale Rd
0.946 acres

Parcel 3: 7660 Otterdale Rd
0.948 acres

Features:

- 3 parcels totaling 2.837 acres available
- C3 zoning - community business district
- Can be purchased individually or together
- Utilities to site
- Just off Hull Street Road in Chesterfield County's fastest growing corridor

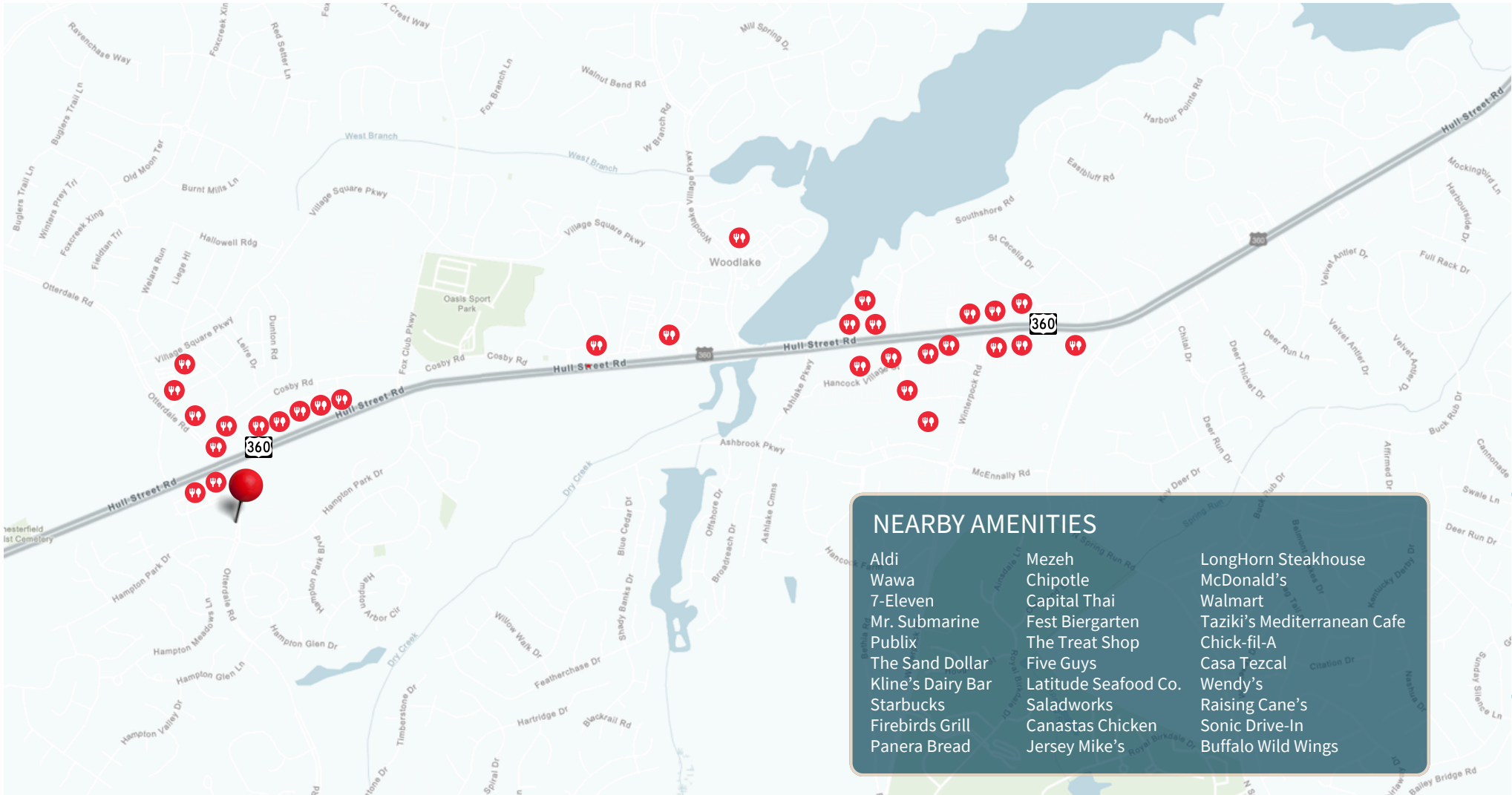


DEMOGRAPHICS	3 mile	5 miles	10 miles
2024 population	40,877	77,749	189,254
2024 households	13,625	27,123	69,100
Average HH income	\$152,197	\$143,169	\$127,743



Magnolia Hospital: HCA plans to construct a new \$260 million hospital





- ### NEARBY AMENITIES
- | | | |
|-------------------|----------------------|-----------------------------|
| Aldi | Mezeh | LongHorn Steakhouse |
| Wawa | Chipotle | McDonald's |
| 7-Eleven | Capital Thai | Walmart |
| Mr. Submarine | Fest Biergarten | Taziki's Mediterranean Cafe |
| Publix | The Treat Shop | Chick-fil-A |
| The Sand Dollar | Five Guys | Casa Tezcal |
| Kline's Dairy Bar | Latitude Seafood Co. | Wendy's |
| Starbucks | Saladworks | Raising Cane's |
| Firebirds Grill | Canastas Chicken | Sonic Drive-In |
| Panera Bread | Jersey Mike's | Buffalo Wild Wings |