

FOR SALE

# MIXED USE DEVELOPMENT

0000 Culley Dr , Mechanicsville, VA 23111



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,254,900
<b>Lot Size:</b>	26.71 Acres
<b>Price / Acre:</b>	\$46,982

## PROPERTY OVERVIEW

A great location with 26.71 acres at one place next to 301, I295 and Pole Green Road. In accordance with Hanover County 2017 Planning Department zoning it mixed use development, the opportunities are endless (office, business, industrial, residential)



**AHSAN QURESHI**

Associate

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6641 W BROAD STREET, SUITE101 | RICHMOND, VA 23230 | 804.270.9440

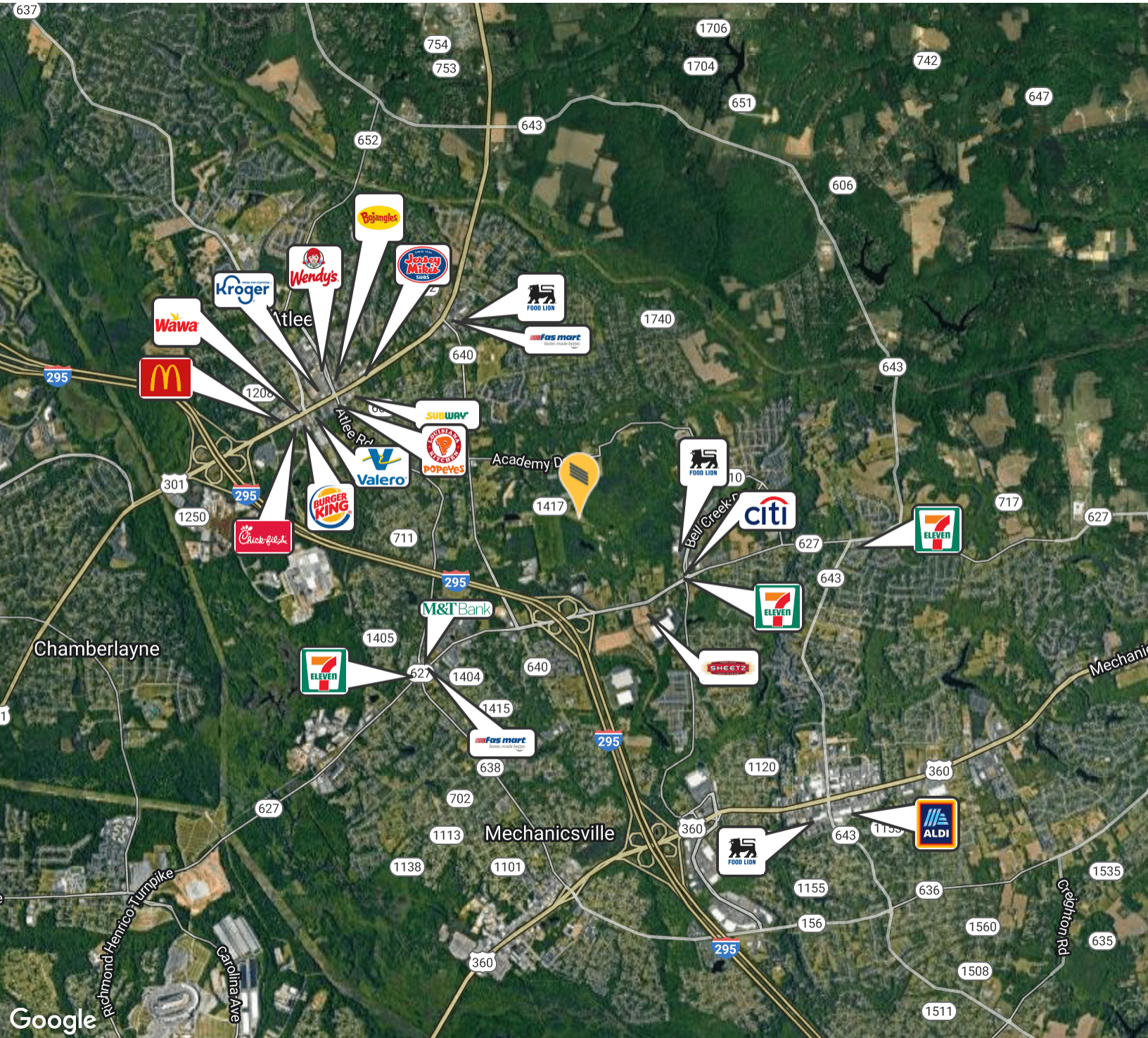


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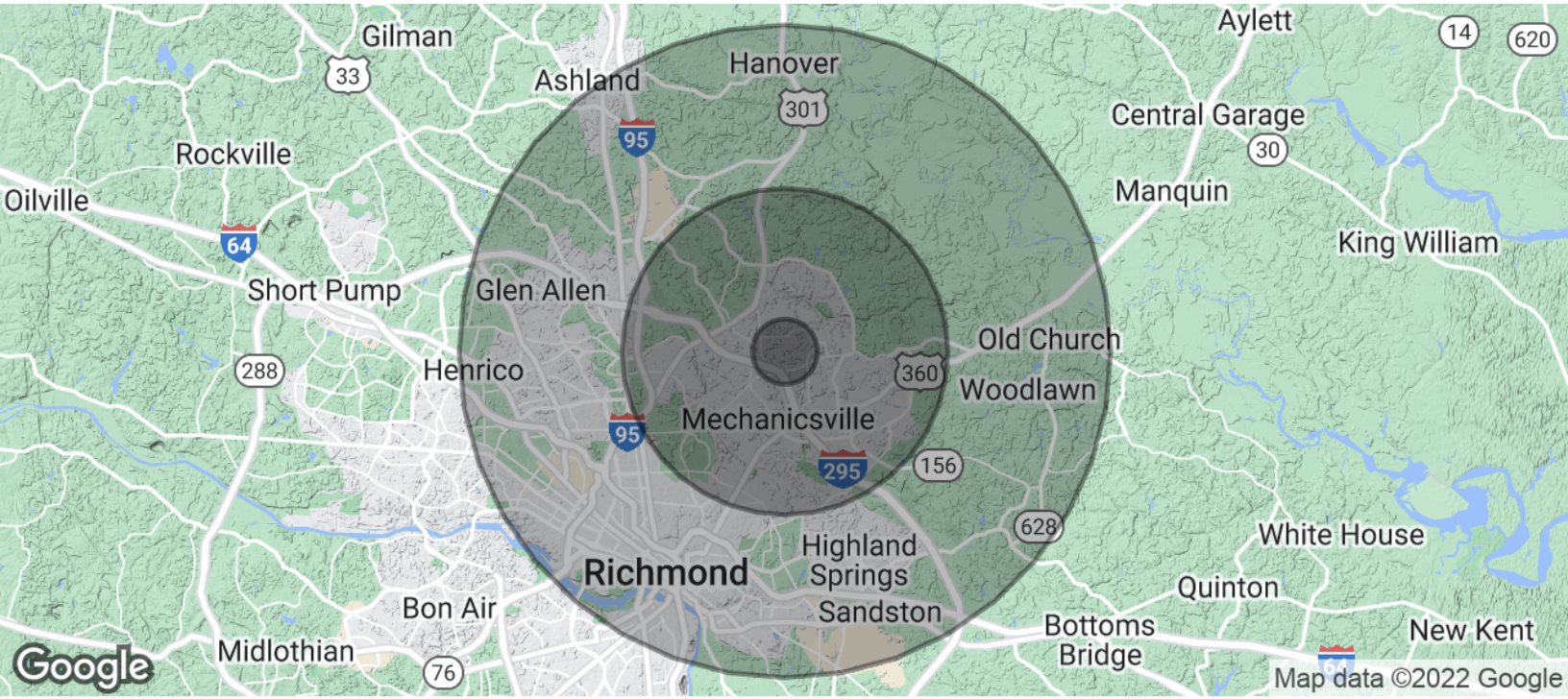
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	2,334	72,293	369,256
<b>Average Age</b>	42.9	37.9	35.8
<b>Average Age (Male)</b>	42.0	36.2	33.9
<b>Average Age (Female)</b>	43.7	38.9	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	899	27,547	149,644
<b># of Persons per HH</b>	2.6	2.6	2.5
<b>Average HH Income</b>	\$88,552	\$81,647	\$62,876
<b>Average House Value</b>		\$269,903	\$251,029

\* Demographic data derived from 2020 ACS - US Census

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