



2.03 ACRES AVAILABLE FOR SALE

CONTACT US

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**Strategically located at the intersection of
Route 1 and Cedar Lane**

- 2.03 total acres
- Zoned B-3 and M-2
- Excellent access to I-95 off Atlee/Elmont Exit
- Surrounded by thriving retail, residential, and industrial growth
- Call for pricing

Colliers
2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

Colliers

10321 Washington Hwy.



Proposed Fast Food Restaurant
with Drive Thru
2,000 SF

Proposed Fast Food Restaurant
with Drive Thru
2,000 SF

Washington Hwy. 24,000 ADT

2025 Demographics

	1 miles	5 miles	10 miles
Population	2,816	85,977	425,791
Daytime Population	3,175	85,294	471,512
Average Household Income	\$110,316	\$131,328	\$133,247
2025 Households	1,300	33,614	175,995
2030 Households	1,490	34,926	182,772

10321 Washington Hwy.

657

WEGMAN'S
DISTRIBUTION &
REGIONAL HQ

HANOVER COUNTY
MUNICIPAL AIRPORT

James River Cellars
Winery

CEEUS

HANOVER
SPORTS PARK

STONY RUN
CONDOMINIUMS

Walmart

PERFORMANCE
FOODSERVICE

RIO
BRAZIL
STEAK HOUSE

STONY RUN
APARTMENTS

CHICKAHOMINY FALLS
55+ COMMUNITY

avid

THE HOME
DEPOT

GREEN TOP
SHOOTING & FISHING

Stony Run Commons
(under construction)

ALDI

Advance
Auto Parts

7
ELEVEN

PANDA EXPRESS

TAKE 5
PIZZERIA

RIVER MILL COMMUNITY

Virginia Center Marketplace

TARGET

Publix

Chick-fil-A

WABC

VIRGINIA CENTER COMMONS
MIXED USED REDEVELOPMENT

- Redevelopment Plans Include:
- 215,000 SF indoor sports arena
 - Six-story hotel
 - 55 townhomes

Creeks at Virginia Center

BARNES
& NOBLE

ROSS

TJ-maxx

SPRINGHILL
SUITES
Marriott

295

SHOE
CARNIVAL
FIVE BELOW

PETSMART

HomeGoods

DICK'S
SPORTING GOODS

Michaels
Where Creativity Happens

1

95

295

Stuarts Crossing

Starbucks

FIVE GUYS
FAMOUS
BURGERS and FRIES

Virginia Center Station

MARCO'S
PIZZA

Barbeque

CHIPOTLE
MEXICAN GRILL

BUFFALO
WILD WINGS

Hampton Inn

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