



TWO PARCELS AT LIFECORE DRIVE

FISHERSVILLE, VA



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Opportunity to purchase two parcels ready for development along Lifecore Drive (Rt. 636) in Gateway Business & Professional Park. Parcel A is 2.00 acres, and Parcel B is .963 and is currently zoned in the General Business (GB) District. The parcels can be developed into many business opportunities, including offices, hospitals, residential care facilities, entertainment, microbreweries, meeting places, animal care facilities, and other business-permitted uses. There is an approved future cross easement with the developed parcel between the two parcels.

PROPERTY HIGHLIGHTS

- Close to Augusta Health Medical Facility, Mary Baldwin Murphy Demin College of Health Sciences, and Amazon Fulfillment Center
- Easy interstate access to I-64 / Exit 91 at the Tinkling Spring Rd interchange
- Minutes from I-81, which provides access to northern and southwest Virginia

PROPERTY SUMMARY

Lot 9: #066E-(6)-1-9:	2.00 Acres
Price:	\$599,000
Lot 8: #066E-(6)-1-9:	.963 Acres
Price:	\$359,000
Zoning:	General Business (GB)
Utilities:	Public Water & Sewer Available
Road Frontage:	Parcel A: 200' and Parcel B: 150' on Lifecore Dr. (Rt. 636)
Traffic Counts:	I-64: 44,000 VPD & Tinkling Spring Rd: 16,000 VPD



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dre **DIVARIS**
REAL ESTATE, INC.



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ZOOMED AERIAL



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ZOOMED AERIAL // 4



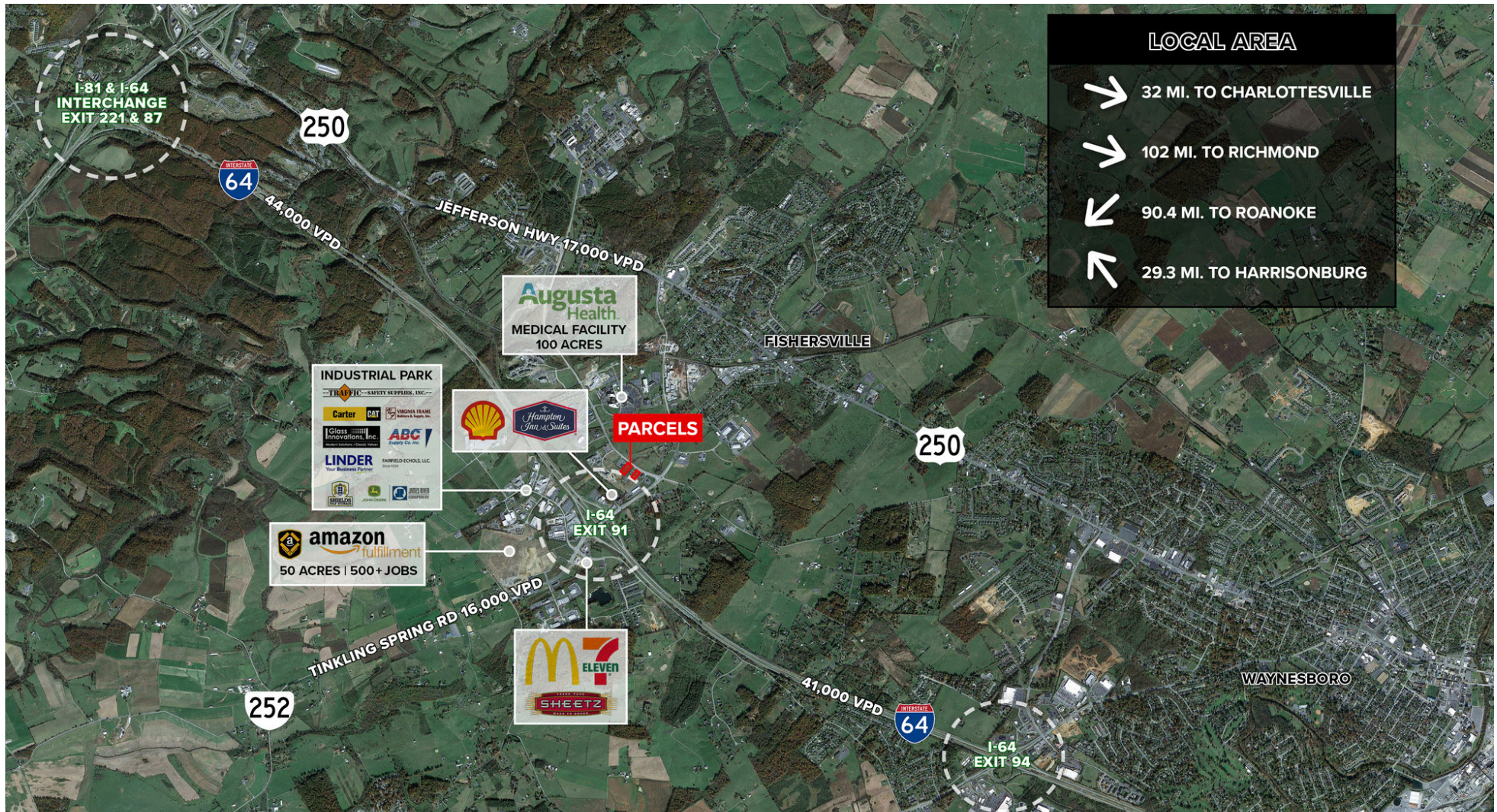
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MARKET AERIAL



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MARKET AERIAL // 5



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AREA ANALYTICS



POPULATION

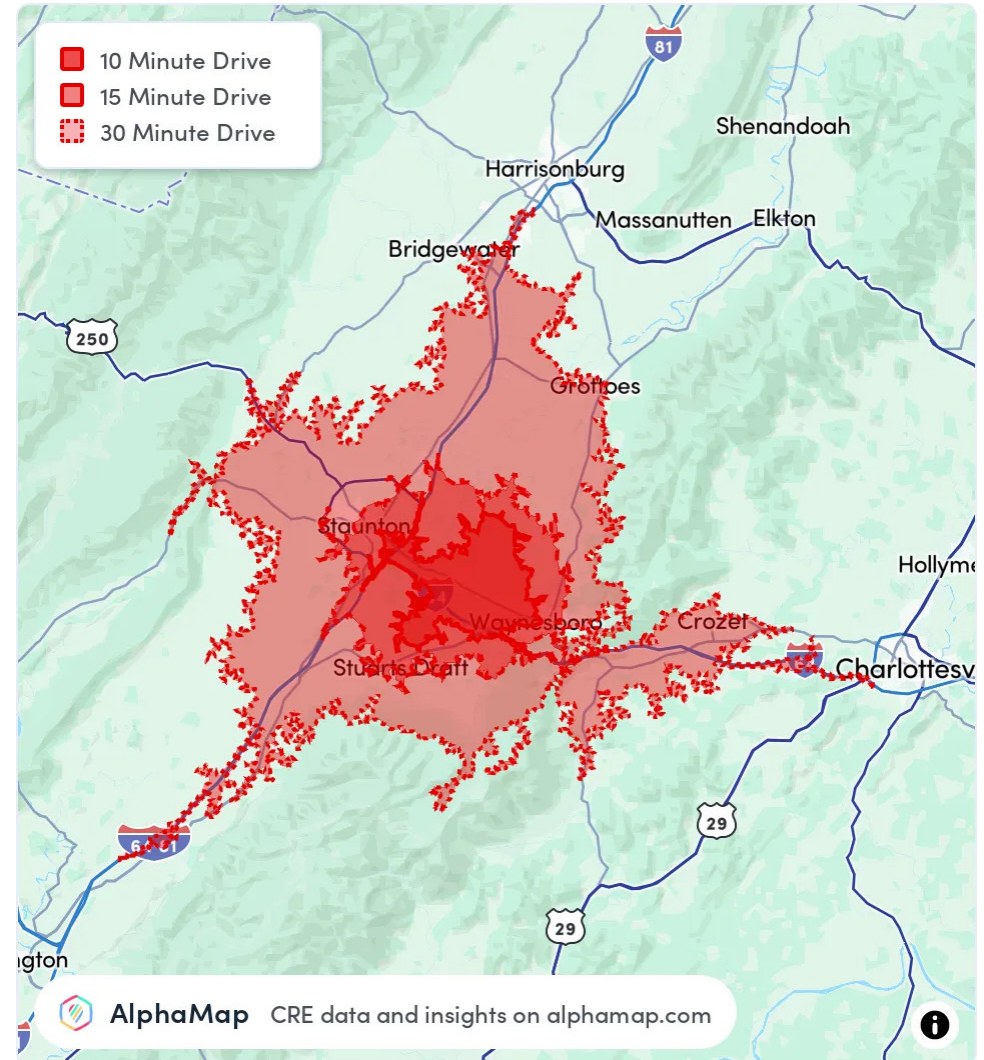
	10 MINUTES	15 MINUTES	30 MINUTES
Total Population	22,010	49,559	124,520
Average Age	44	43	43
Average Age (Male)	42	41	42
Average Age (Female)	45	44	45

HOUSEHOLD & INCOME

	10 MINUTES	15 MINUTES	30 MINUTES
Total Households	9,141	20,786	51,491
Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,338	\$87,056	\$92,160
Average House Value	\$356,685	\$321,676	\$341,050
Per Capita Income	\$40,140	\$36,273	\$38,400

TRAVEL TIME TO WORK

	10 MINUTES	15 MINUTES	30 MINUTES
Average Travel Time	24 Minutes	24 Minutes	25 Minutes





**For more information,
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THE MAN WITH SQUARE FEET

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