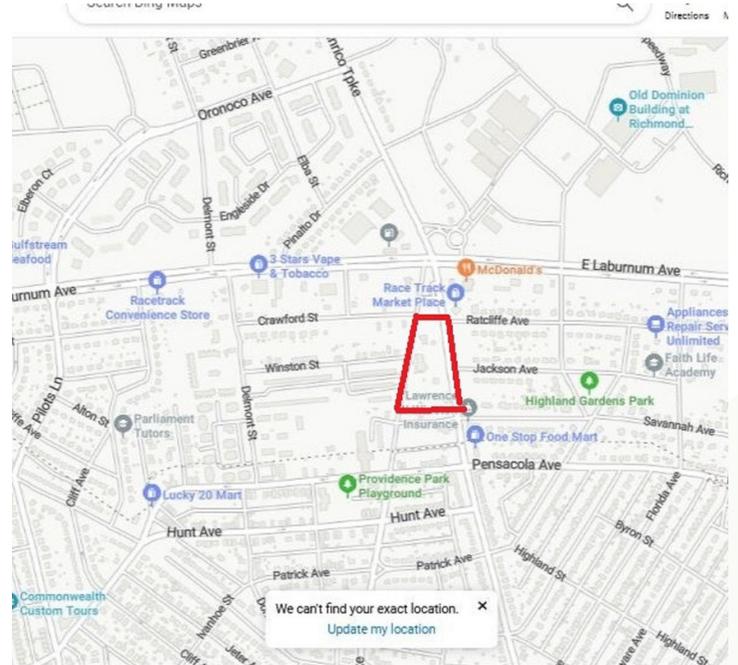
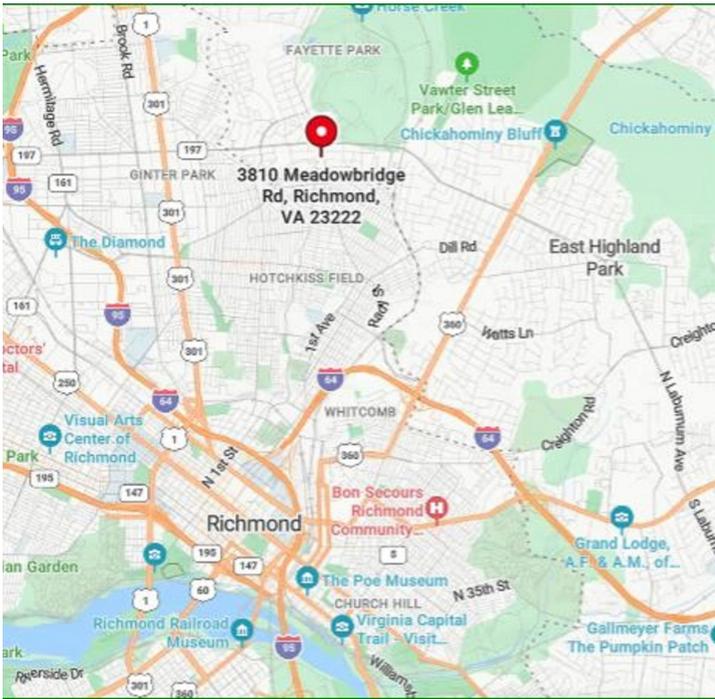


For Sale

E. Richmond: 2 Ac Land Zoned B3

3810 MEADOWBRIDGE RD, RICHMOND, VA 23222



Property Description

2 Acres in North Richmond's Opportunity Zone The B-3 district is intended to provide a mix of commercial, automotive, and recreational activities. Possible uses, include most Retail Uses, Drive-Thru, Office, Automotive Filling Station, Live/Work Dwellings.. The site allows for access from 2 roads- Richmond-Henrico Turnpike and Meadowridge Rd, and is experiencing growth with Amazon's presence and the new homes and businesses being built to accommodate 1,000 new employees, In addition to major roadway enhancement taking place on Azalea Ave, across Laburnum from this location, including bike lanes, streetlights and a new water main. In addition, there is a 6551sf single-story building on the property, with a 5-yr old roof and slab foundation.

Property Highlights

- Opportunity Zone
- Multiple Business Uses Allowed
- Large Parking Area
- Access from 2 main roads

Offering Summary

Sale Price:	\$1,295,000
Lot Size:	2 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	358	1,634	4,948
Total Population	893	4,223	11,814
Average HH Income	\$75,308	\$66,786	\$70,155



Susan Haas, MURP Principal Broker

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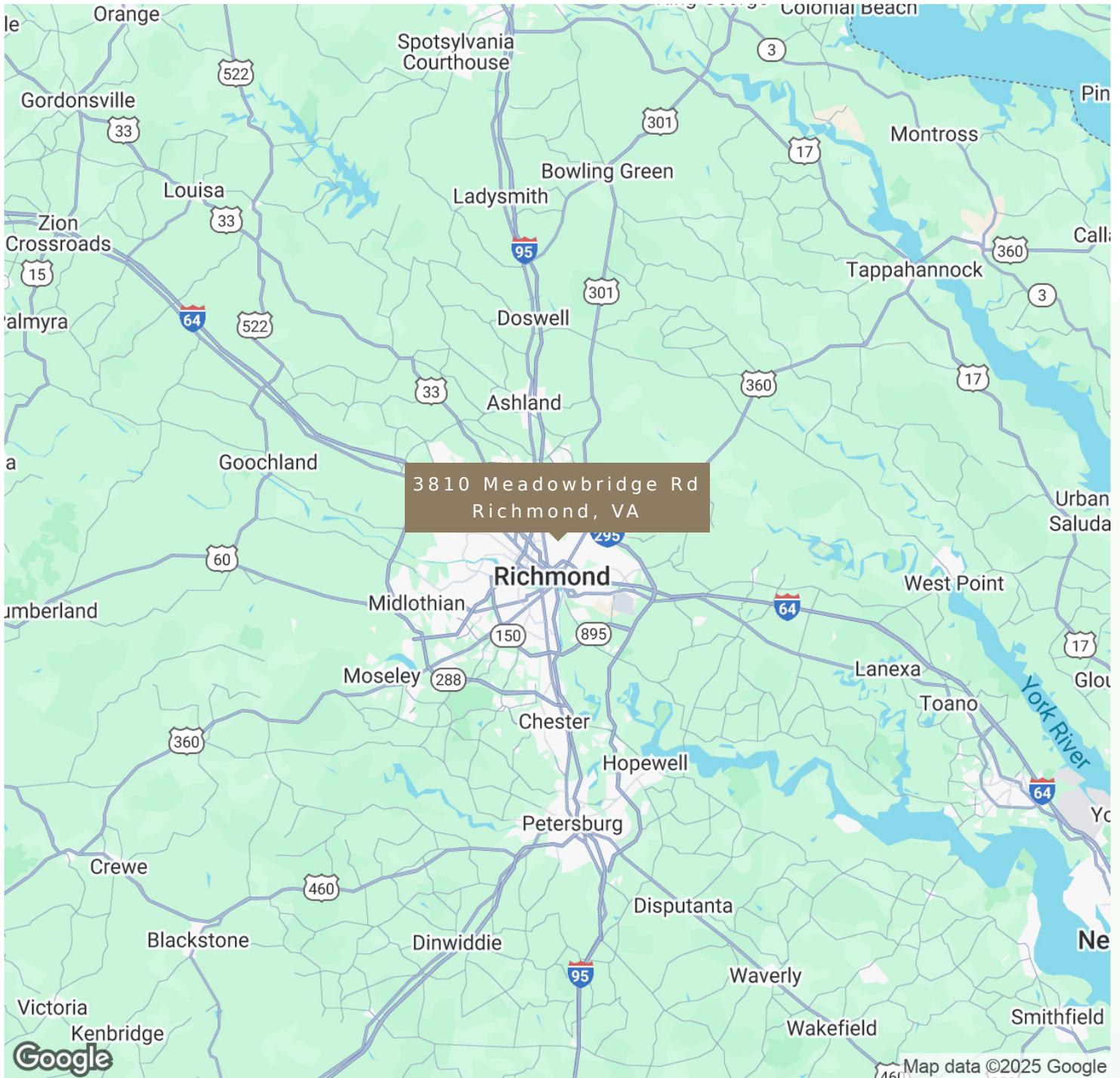
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