

For
Sale

B3 Redevelopment Opportunity at I-295

7581 COLD HARBOR RD, MECHANICSVILLE, VA 23111



Offering Summary

Sale Price:	\$787,999
Number of Units:	1
Lot Size:	1.4 Acres
Building Size:	2,282SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	853	2,569
Total Population	438	2,036	6,056
Average HH Income	\$84,133	\$86,044	\$86,387

Interstate Access

6 miles to Downtown Richmond on Interstate 295/95 Corridor

Property Description

1.4 acres up to 2.86 acres zoned B3 for multiple business uses with 97 feet road frontage and easy access, located at I-295 Mechanicsville Interchange, at the 360 Commercial Corridor. There is a vacant 2-unit property onsite and a contiguous lot with 2nd 2-unit property at Fast Lane. Both lots have access from Fast Lane Rd, as well as Cold Harbor Rd frontage, facing I-295 ramp. 6 miles to Downtown Richmond and 12 mi from Richmond International Airport. Neighboring businesses include Mechanicsville Medical Center, Cold Harbor Business Center and Valero at Stonewall Parkway. This is an 'as is' sale.

Property Highlights

- Redevelopment Opportunity
- High-Visibility Business Location
- Short-Term Income



Susan Haas, MURP Principal Broker

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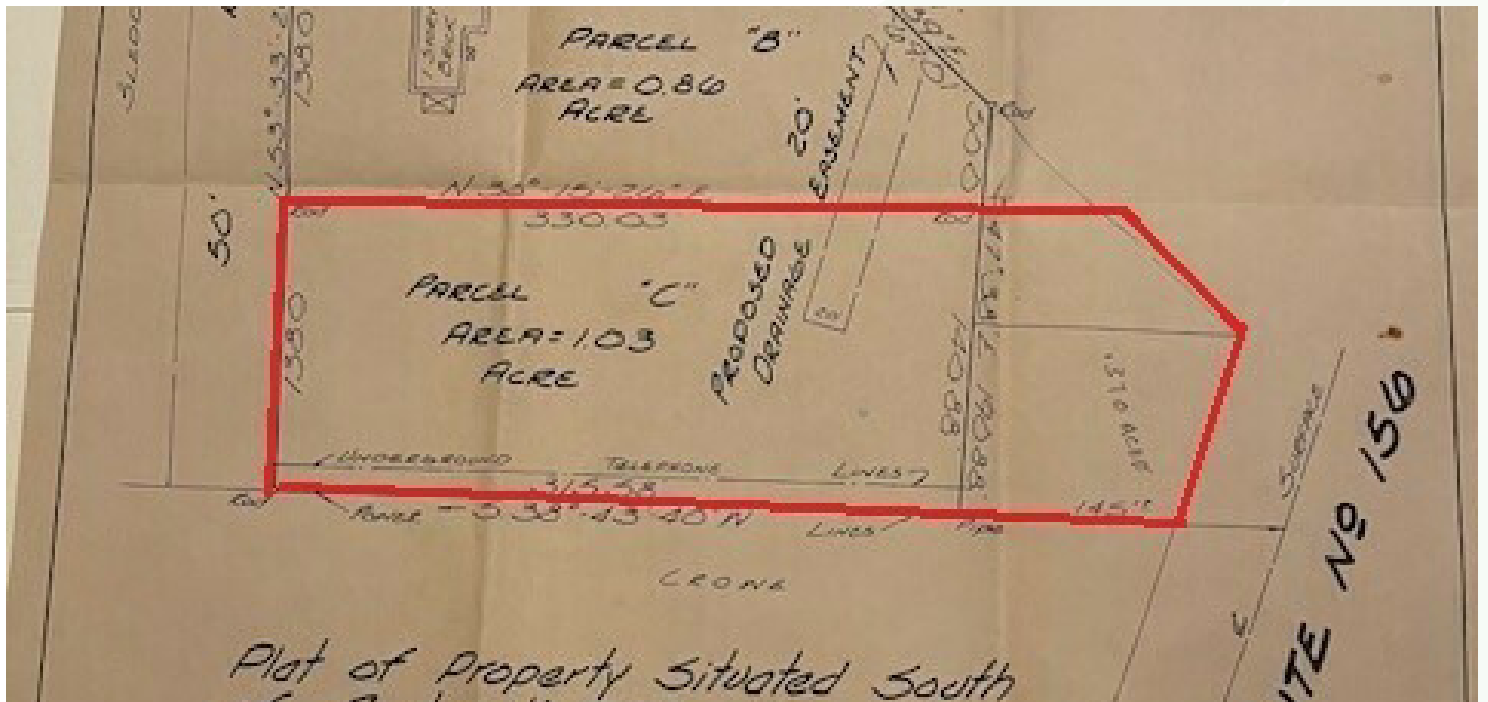
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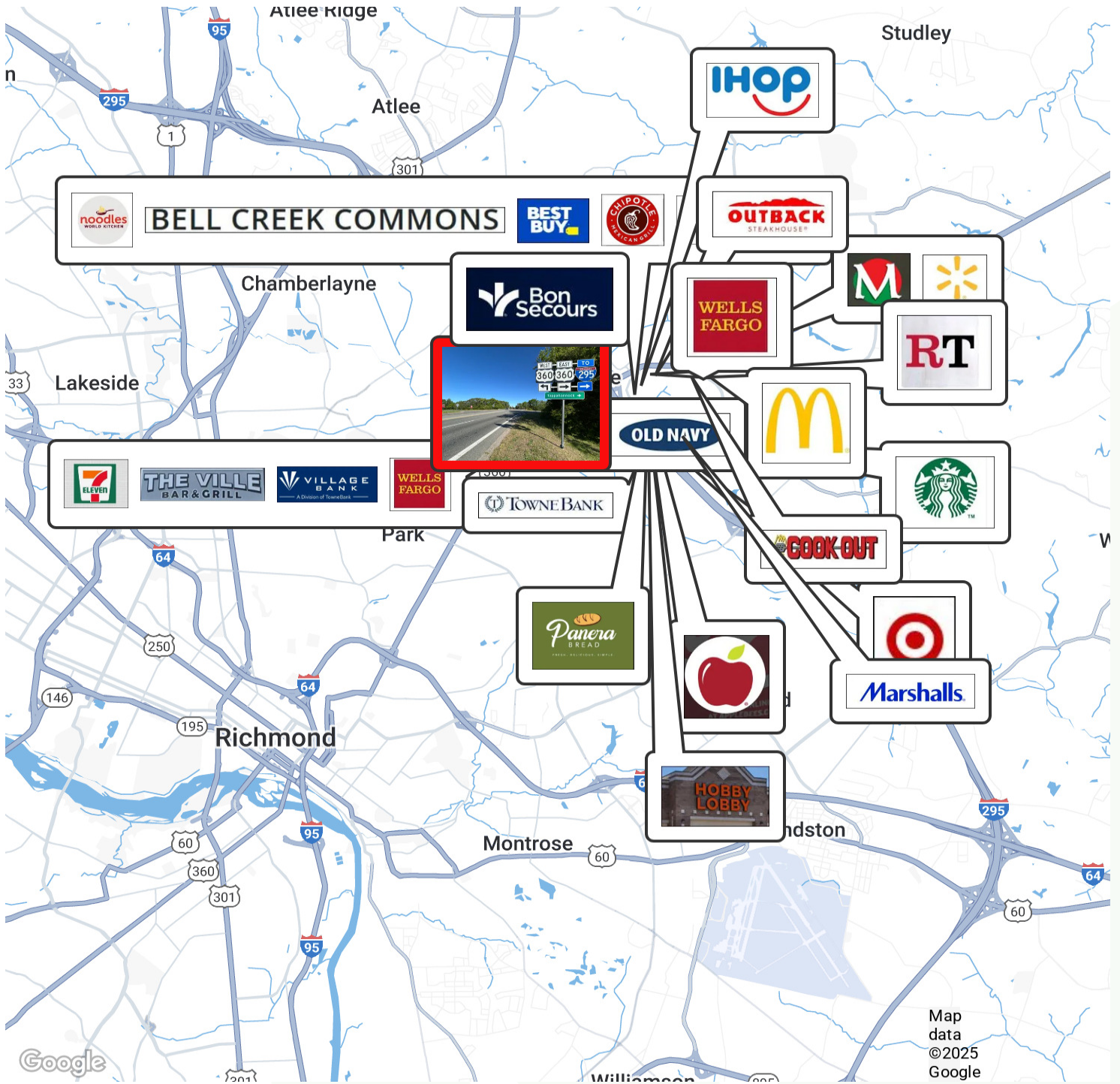
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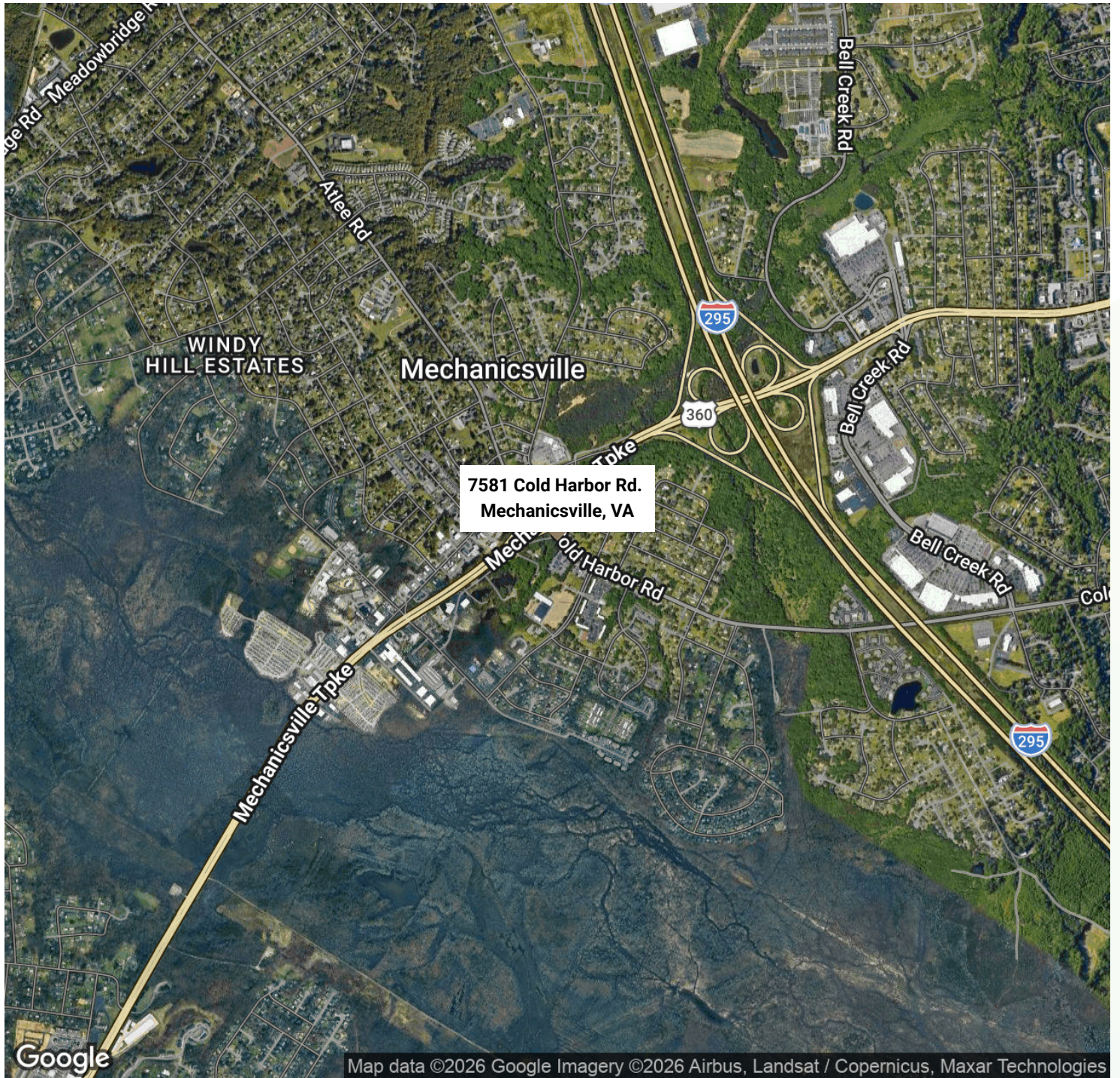
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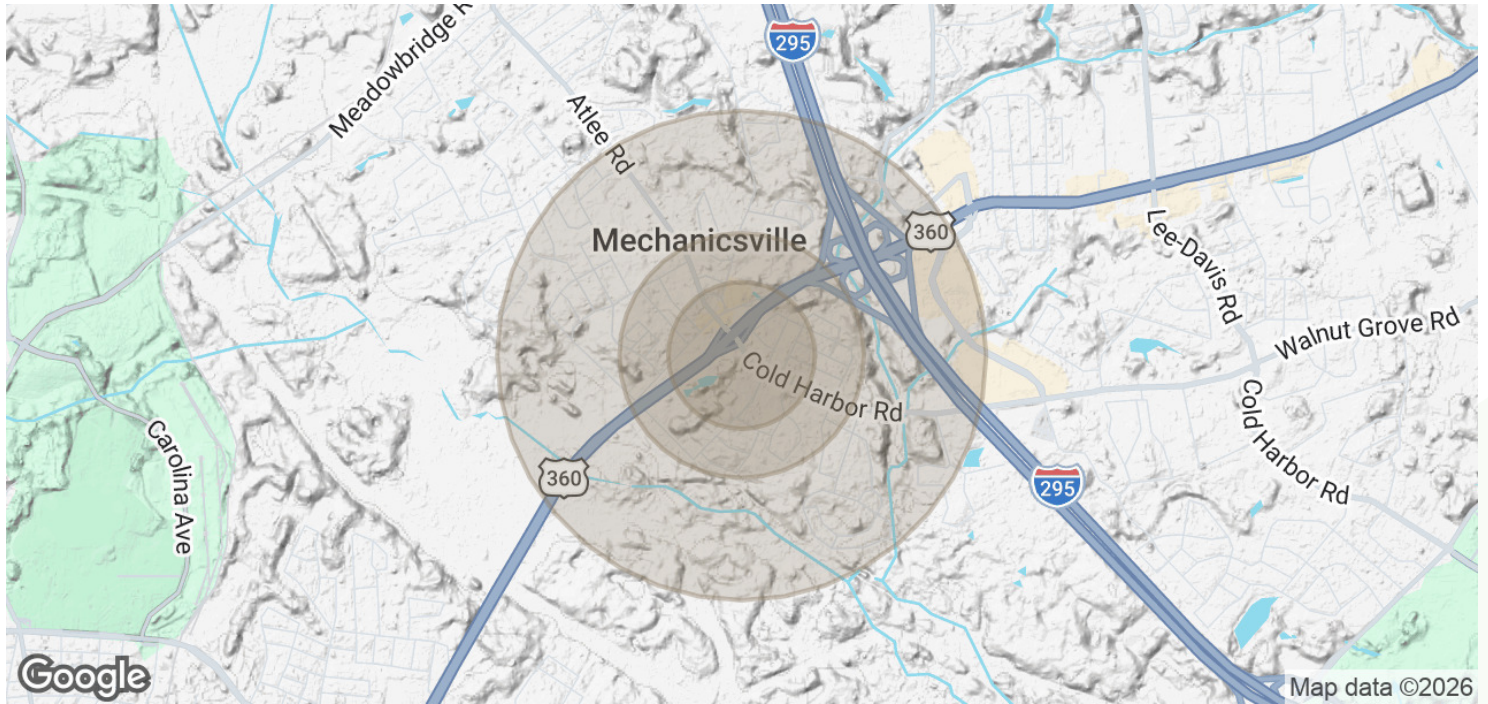
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	438	2,036	6,056
Average Age	38	39	41
Average Age (Male)	35	37	39
Average Age (Female)	40	41	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	853	2,569
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,133	\$86,044	\$86,387
Average House Value	\$301,021	\$302,567	\$305,886

Demographics data derived from AlphaMap



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