

# OFFICE BUILDING FOR SALE

120 W Hundred Road  
Chester, VA 23236



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## Property Features

- Approximately 6,978± SF
- 2± Acres with turn lane already installed and frontage on Route 10 and Rivers Bend Road
- Zoned CC which allows for most commercial/business use
- Public water and sewer lines are located along the property
- Traffic count of 49,000± ADT
- Sale Price: \$1,500,000

For More Information:

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Vice President

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Senior Vice President, Partner

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4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

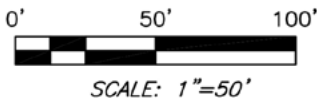
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# Survey Plan



P.B. 149, PG. 19



RIVER'S BEND SECTION ONE LOT 91  
8' BLOCK "A"  
EASEMENT  
N70°38'58"E  
89.96'

RIVER'S BEND SECTION THREE LOT 2  
BLOCK "D"

RIVER'S BEND SECTION THREE LOT 2  
BLOCK "D"

**CURRENT OWNER**  
**CARRIE E. COYNER,**  
**SUCCESSOR TRUSTEE**  
812-653-9332-00000  
D.B. 7832, PG. 944  
9,781 SQ. FT.  
0.2245 ACRE  
(SEE AREA DETAILS BELOW)

**PARCEL I**  
9,510 SQ. FT.

C2  
S17°00'04"W 548.37'

SIDHU BALJIT, ET ALS  
813-653-5614-00000  
D.B. 6319, PG. 52  
P.B. 152, PG. 89

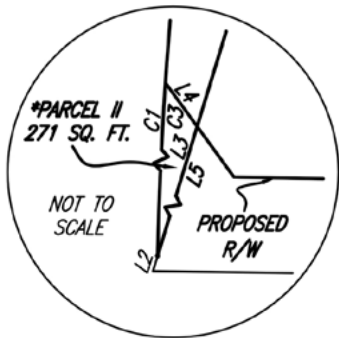
PARCEL I (REMAINDER) 9,510 SQ. FT.  
\*PARCEL II (PROPOSED TAKE) + 271 SQ. FT.  
TOTAL AREA 9,781 SQ. FT.

\*NOTE: PROPOSED TAKE AND EASEMENTS  
PER VDOT SHEET 17 RW, PROJECT  
0010-020-632, R201, C501, DATED  
03/24/2016.

CLARK & SUZANNE, LLC  
812-653-9813-00000  
D.B. 6049, PG. 811  
P.B. 149, PG. 19

SIDHU BALJIT, ET ALS  
813-652-4298-00000  
D.B. 6319, PG. 52  
P.B. 152, PG. 89

SIDHU BALJIT, ET ALS  
813-652-1593-00000  
D.B. 6319, PG. 52  
P.B. 152, PG. 89



RIVERS BEND ROAD  
(VARIABLE WIDTH R/W)

N17°00'06"E 77.62'  
S17°00'04"W 549.50'

N17°00'06"E 132.49'

PROPOSED PERMANENT  
JOINT USE UTILITY  
EASEMENT & UTILITY  
EASEMENT FOR DVP

PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT

\*PARCEL II  
271 SQ. FT.

C1  
L2

PROPOSED R/W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°59'54"E	5.00'
L2	S17°00'04"W	1.13'
L3	N17°00'04"E	46.89'
L4	N36°01'13"W	11.73'
L5	N17°00'04"E	48.02'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	266.36'	73.22'	15°45'01"	N09°07'37"E	72.99'
C2	368.64'	226.63'	35°13'27"	N00°36'00"W	223.08'
C3	266.36'	54.85'	11°47'55"	S07°09'04"W	54.75'

WEST HUNDRED ROAD  
ROUTE 10  
(160' R/W)

SEE DETAIL  
ABOVE



# Market Overview

Chesterfield County

## Surrounding Businesses



LEGO is currently building a massive new manufacturing facility in Chesterfield County, Virginia. This \$1 billion investment marks LEGO's first U.S. manufacturing plant and is expected to open in 2025. The facility will span 1.7 million square feet and is located in Meadowville Technology Park. The project is expected to create over 1,760 jobs, with hiring already underway for around 500 positions.

The LEGO facility is already influencing nearby development. For instance, a 201-unit apartment complex called Twin Rivers Apartments is planned directly across from the new LEGO site. This suggests a growing demand for housing and services in the area, likely driven by the influx of workers and increased economic activity.