

EXCLUSIVE LISTING

Development Opportunity Near Airport


61 Acre Parcel Strategically Located in Eastern Henrico

FOR SALE



700 N AIRPORT DR,

HENRICO, VA 23075

 **\$1,950,000**

PROPERTY HIGHLIGHTS

- ✓ 61.29 ACRES WITH A1 ZONING
- ✓ SIGNIFICANT FRONTAGE ON RTE. 156 AS WELL AS I-295
- ✓ STRATEGICALLY LOCATED FOR BOTH LOGISTICS AND POTENTIAL RESIDENTIAL DEVELOPMENT

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Discover the exceptional 61-Acre parcel at 700 N Airport Dr in fast-growing Eastern Henrico County.

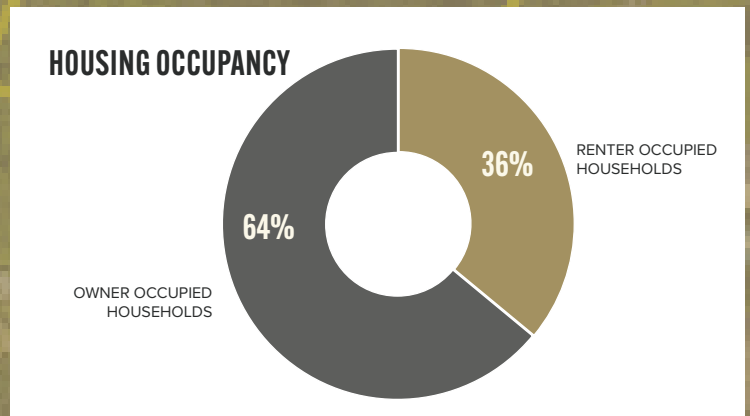
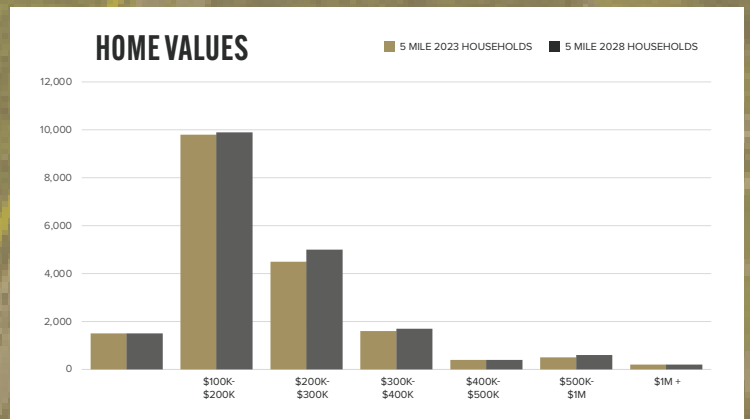
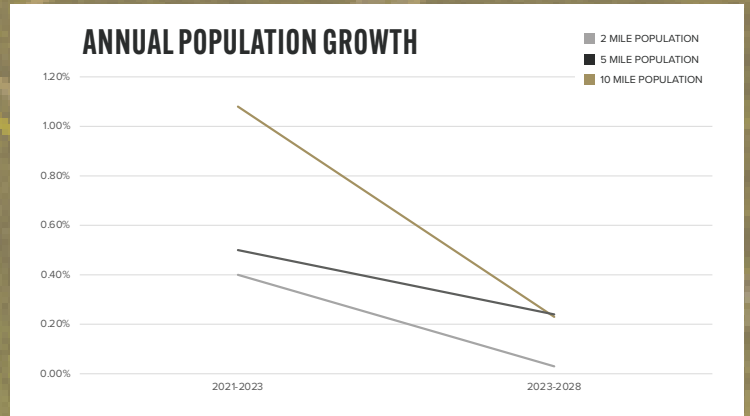
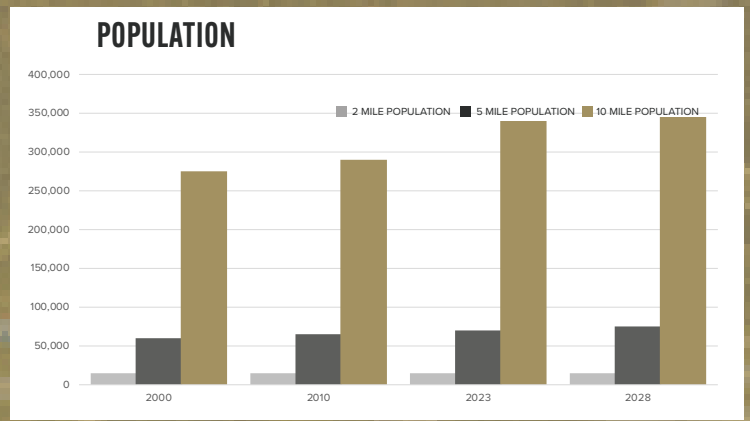
Strategically positioned near the Richmond International Airport, I-295, I-64, and Rte. 156, this blank canvas offers limitless potential for visionary investors and developers. The property is ideal for a large scalable project in a Richmond metro area targeted for long term population growth. Whether you are seeking for a headquarters of an industrial complex, creating a logistics hub, developing a commercial retail center, or planning a residential community, this property has the potential to accommodate a diverse range of projects thanks to its prime location and nearby available infrastructure.

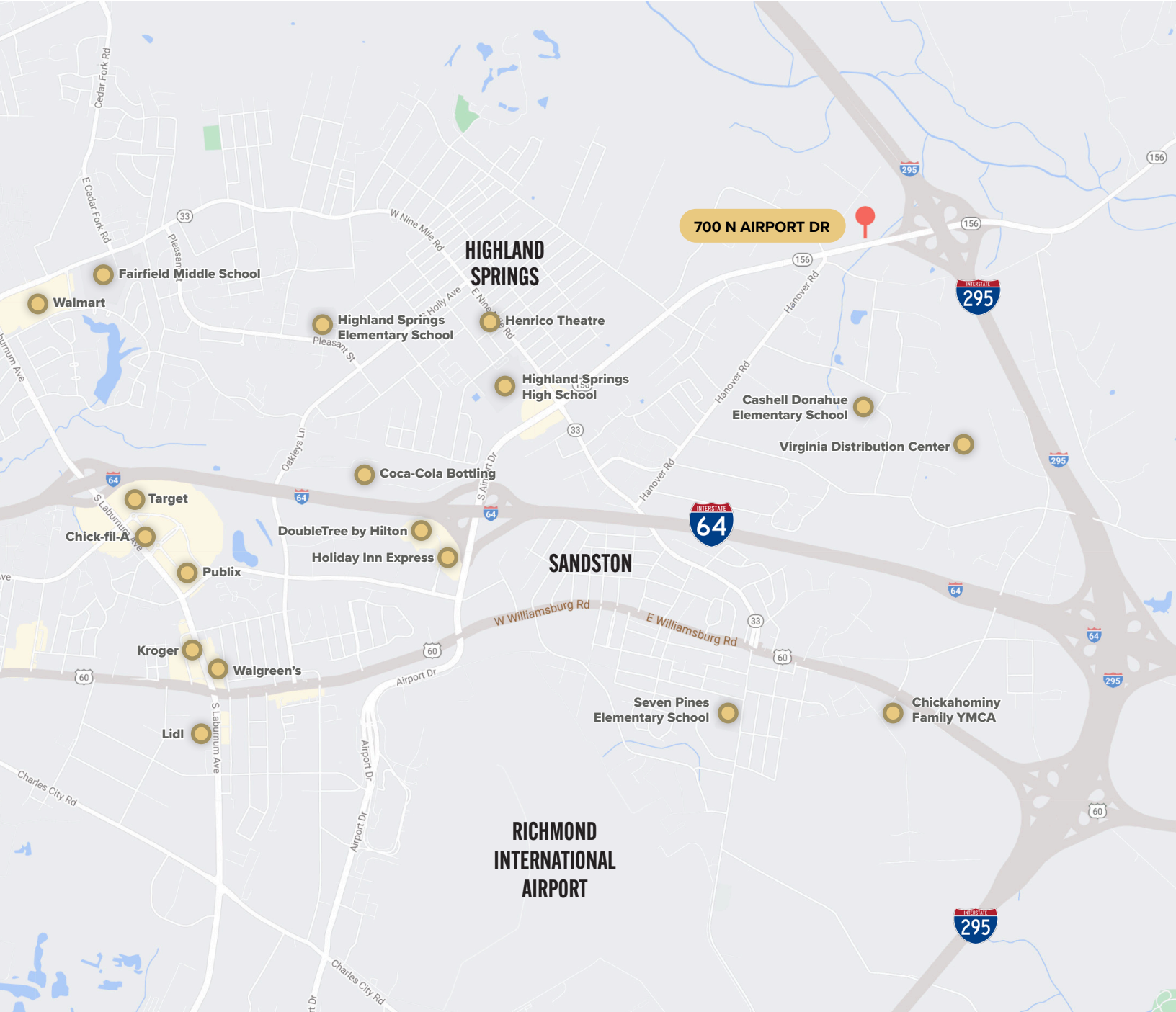
Located in Highland Springs near major transportation hubs with easy access to major interstates, this property ensures seamless connectivity and circulation to both local and regional destinations. Currently zoned A-1, the property is identified in Henrico County’s 2026 Future Land Use plan as single family residential. The offering provides a significant opportunity to foster economic growth, sustainability, and community enrichment in a burgeoning area of the Richmond metro area. Don’t miss this opportunity to shape the future and bring an exciting new vision to Eastern Henrico County’s rapidly evolving landscape.

QUICK FACTS	
ADDRESS	700 North Airport Drive Henrico, VA 23075
PID	833-726-3832
ZONING	A-1
LOT SIZE	61.29 AC
SALE PRICE	\$1,950,000

DEMOGRAPHICS

DISTANCE FROM PROPERTY	2 MILE	5 MILE	10 MILE
POPULATION			
2010 Population	17,679	67,644	295,860
2023 Population	18,222	72,038	336,416
2028 Population Projection	18,243	72,850	340,018
Annual Growth 2010-2023	0.2%	0.5%	1.1%
Annual Growth 2023-2028	0%	0.2%	0.2%
HOUSEHOLDS			
2010 Households	7,008	26,781	121,381
2023 Households	7,263	28,645	139,688
2028 Household Projection	7,279	28,982	141,190
Annual Growth 2010-2023	0.2%	0.5%	1.41%
Annual Growth 2023-2028	0%	0.2%	0.2%
Owner Occupied Households	4,748	18,655	74,455
Renter Occupied Households	2,531	10,327	66,736
HOUSEHOLDS BY INCOME			
2023 Avg Household Income	\$61,806	\$69,776	\$79,515
2023 Med Household Income	\$50,807	\$54,915	\$57,230
<25,000	1,489	5,733	35,519
\$25,000 - 50,000	2,079	7,332	29,322
\$50,000 - 75,000	1,843	6,481	25,489
\$75,000 - 100,000	835	3,242	14,750
\$100,000 - 125,000	530	2,071	10,914
\$125,000 - 150,000	174	1,554	8,900
\$150,000 - 200,000	146	1,420	9,402
\$200,000+	158	811	8,394





Located in Eastern Henrico County, 700 N Airport Dr is strategically located near the Richmond International Airport, multiple shopping centers, and conveniently next to I-295 and I-64.



HENRICO COUNTY

Henrico County, Virginia boasts a diverse economic landscape driven by several key corporations and employment drivers. One of the prominent sectors is the healthcare industry. Henrico is home to the renowned Henrico Doctors' Hospital and the Virginia Commonwealth University (VCU) Health System, both of which are major employers in the region. These healthcare institutions not only provide top-notch medical services but also create a significant number of jobs, ranging from healthcare professionals to administrative staff.

The county also benefits from a thriving technology and data center industry. Tech giants like Facebook, Amazon Web Services, and QTS Data Centers have established a strong presence in Henrico County, attracted by its reliable power infrastructure and connectivity options. These companies not only contribute to the local economy through job creation but also bolster the region's reputation as a hub for tech innovation.

Moreover, Henrico County's central location in the Richmond metropolitan area positions it as a logistical hub. Several distribution centers and logistics companies, such as FedEx and UPS, have operations in the county, taking advantage of its proximity to major highways and ports. These logistics companies provide employment opportunities across a spectrum of roles, from warehouse workers to logistics coordinators.

In addition to these sectors, Henrico County is also fostering small businesses and entrepreneurship through initiatives like the Henrico Entrepreneurial Ecosystem. This initiative supports local startups and encourages innovation, contributing to the diversity and resilience of the county's economy.

Overall, Henrico County's economic success is driven by a combination of healthcare, technology, logistics, and a supportive environment for small businesses, making it an attractive destination for both established corporations and emerging enterprises.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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