



FOOD LION OUTPARCELS

3400-3420 ANDERSON HIGHWAY | POWHATAN, VA 23139

FEATURES

- **One Commercial Pad for Sale, Zoned R-C.**
- **±1.235 Acre.**
- Join National Auto Parts Retailer (Under Contract).
- Over 550' of direct frontage on Anderson Highway (Route 60), Powhatan's major thoroughfare.
- Fronting *Powhatan Plaza*, a *Food Lion* anchored shopping center.
- 4-Way controlled signalized intersection.
- Located 15 minutes west of *Westchester Commons* and Route 288.
- Excellent visibility from both travel lanes.
- Conveniently located minutes from Powhatan Courthouse & Government Center.

SPACE TYPE	Pad for Sale, Zoned R-C		
AVAILABLE SPACE	1.235 AC		
ASKING PRICE	\$450,000		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2023 Population	6,084	14,940	34,366
Avg HH Income	\$114,675	\$118,365	\$120,538
Daytime Employment	1,815	3,484	6,763
Traffic Count	27,000 VPD Anderson Hwy		

* Detailed demographics upon request



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