



This high-visibility, business-zoned 1.71-acre parcel is strategically located on Highway 60, just 0.6 miles from I-64. With approximately 278 feet of road frontage and exposure to over 13,900 vehicles per day, the site is ideally suited for retail, office, or medical development.

The property enjoys excellent connectivity to both local and regional routes, with a remarkable average daily traffic volume of 147,956 vehicles on nearby I-64. Its location within a thriving commercial corridor is further enhanced by strong demographics, including an average household income of over \$116,000 within a 5-mile radius.

Surrounded by established residential neighborhoods and commercial centers, this site offers convenience and accessibility for a wide range of businesses targeting both local customers and regional travelers. The flexible **Business Zoning (New Kent County)** allows for a variety of uses, whether you're envisioning a boutique retail space, corporate office, or medical facility serving traffic between the Tidewater area, Richmond, and Northern Virginia/DC.

The property is also located within the **Commerce Corridor**, which provides additional design standards related to architecture, building materials, screening, fencing, and signage. For specific guidelines, please contact the listing agent.

KEY FEATURES:

- **Zone:** Business
- **Acres:** 1.71
- **GPID:** J04-2918-4191
- **Water/Sewer:** County Connection Available
- Commerce Corridor
- Easy Access to I-64 (Distance: 0.06 miles)
- **Road Frontage:** 278 Ft - Great Visibility
- **Location:** Highway 60
- **Daily Traffic Volume:** 13,900 Vehicles

CONTACT INFORMATION

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