



BATTLEFIELD COMMONS LAND

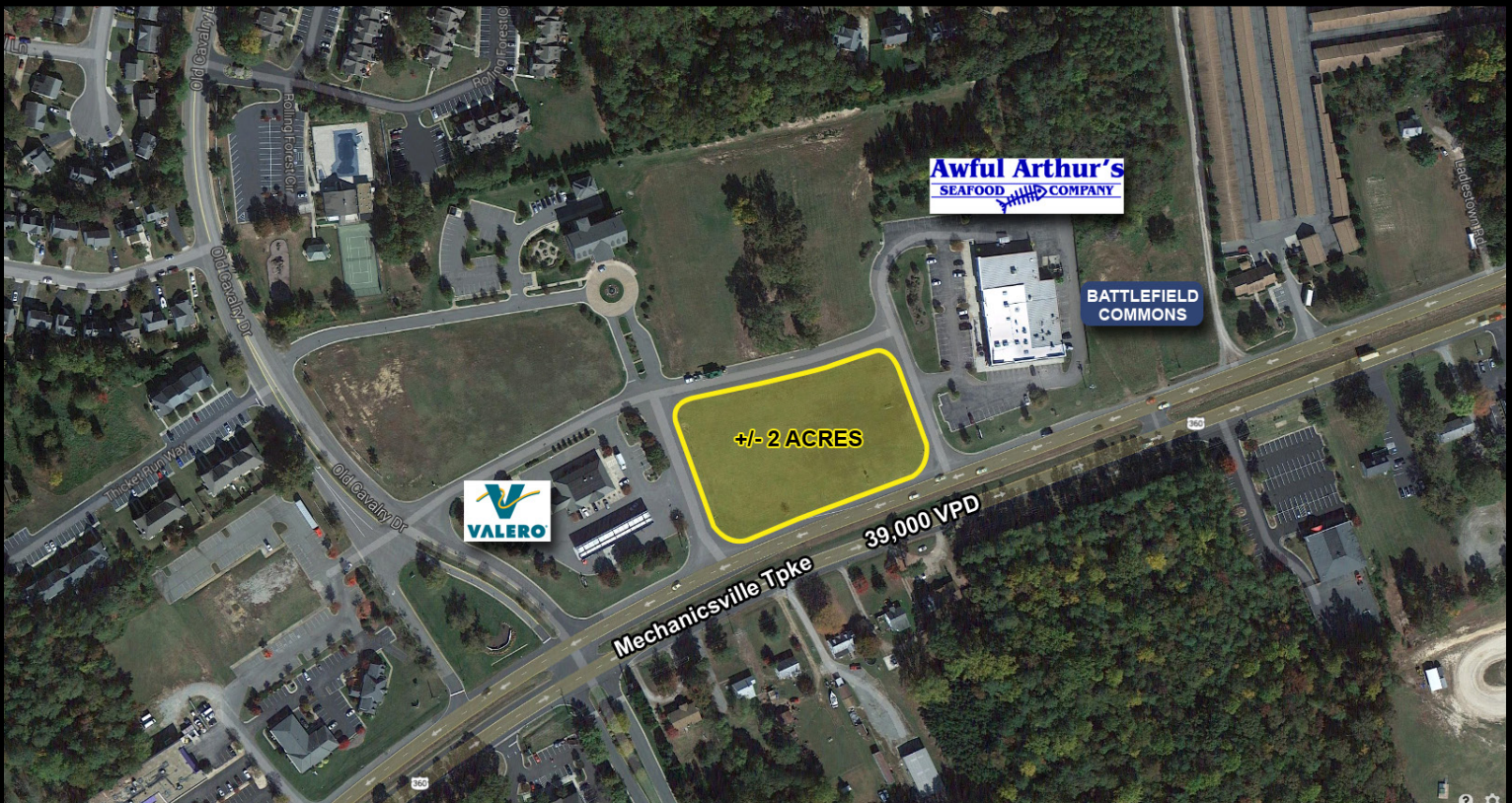
6072 - 6080 MECHANICSVILLE TURNPIKE | MECHANICSVILLE, VIRGINIA 23111

FEATURES

- **+/- 2 Acre land For Sale.**
- Zoned B-2.
- Direct frontage and excellent visibility on Mechanicsville Turnpike (Route 360).
- Adjacent to The Shoppes at Battlefield Commons.
- New home sales in Hanover County up 12%.
- Easy access to I-295, just 3 miles east.

DEMOGRAPHICS

	3 miles	5 miles	10 miles
2017 Est. Population	25,170	48,750	278,581
Avg HH Income	\$95,077	\$93,141	\$69,830
Total Employees	11,560	20,933	189,119
Traffic Count	39,000 VPD on Route 360		



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AERIAL / MAP

