



ROUTE 10 & I-95 - LAND FOR SALE

2309 W. HUNDRED ROAD | CHESTER, VA 23831

FEATURES

- **FOR SALE: ±14 Acres retail pad sites.**
- Great development opportunity.
- Strategically located at the intersection of I-95 and Route 10.
- ± 32,000 employees within 5 miles.
- Ideal locations for restaurants, gas stations and banks.
- Zoned C-3 Community Business District.
- Public water stubbed to site.
- Road extension leading directly to Target.
- Close proximity to *John Tyler Community College* (9,000 students).
- Located in an Enterprise Zone.

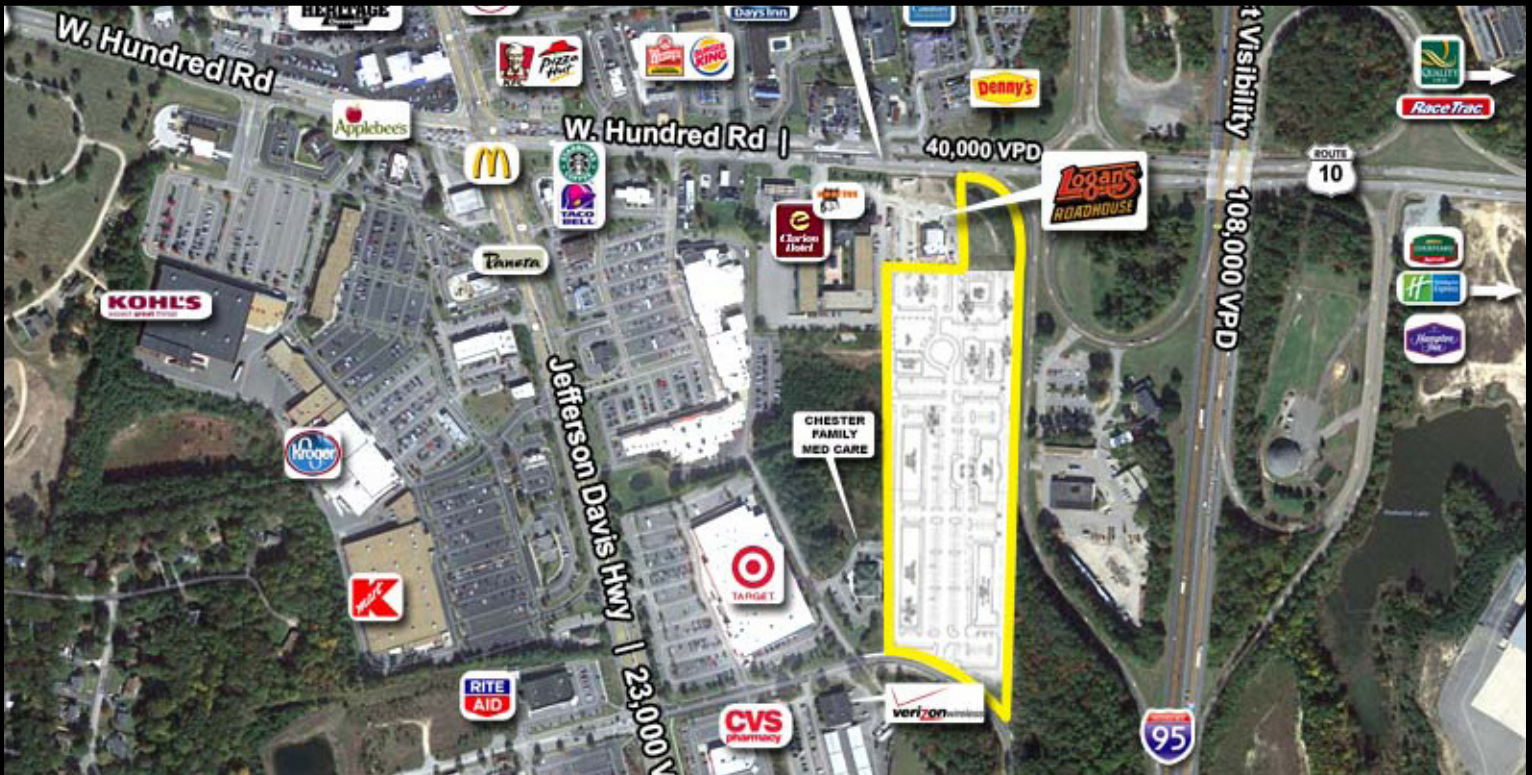
DEMOGRAPHICS

* Detailed demographics upon request

	1 mile	3 miles	5 miles
2017 Population	2,441	32,189	69,125
Avg HH Income	\$70,525	\$81,885	\$86,095
Daytime Employment	5,628	13,307	36,859

Traffic Count I-95 at Route 10: 108,000 VPD (combined)

*MEADOWVILLE TECHNOLOGY PARK Potential for 2 Million SF Offices.	
amazon.com	1.1 Million SF Fullfilment Center 1,000-2,000 employees.
NORTHROP GRUMMAN	Technology Offices, 600 employees.
CapitalOne	\$150 Million data center, now open.



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 PROFESSIONALS IN OVER 65 OFFICES ACROSS NORTH AMERICA.

Taylor Long
PROPERTIES
 Commercial Real Estate

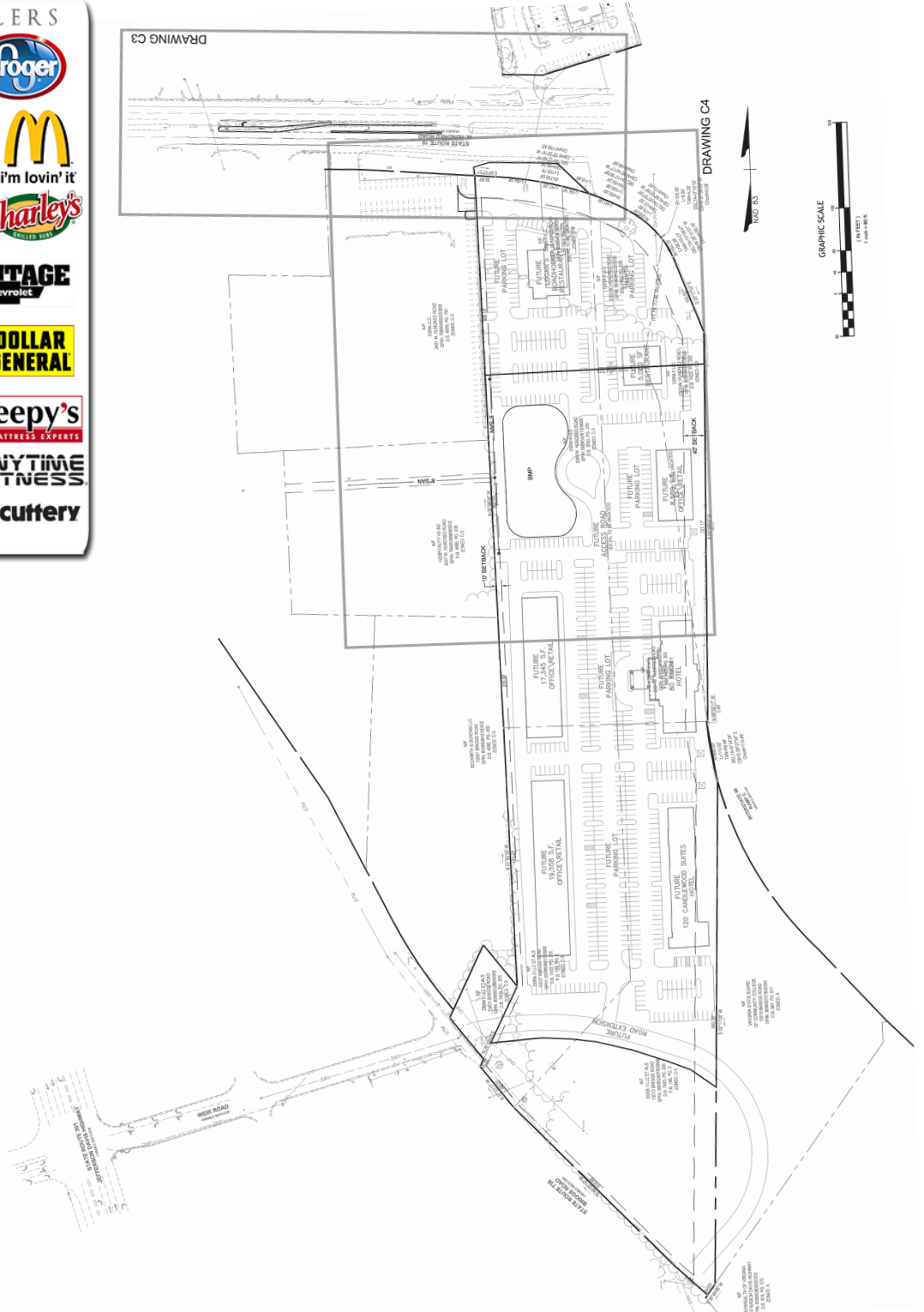
AERIAL





PROPOSED SITE PLAN

JOIN AREA RETAILERS



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