

# NEW MARKET ROAD LAND

FOR SALE

Henrico County, Virginia

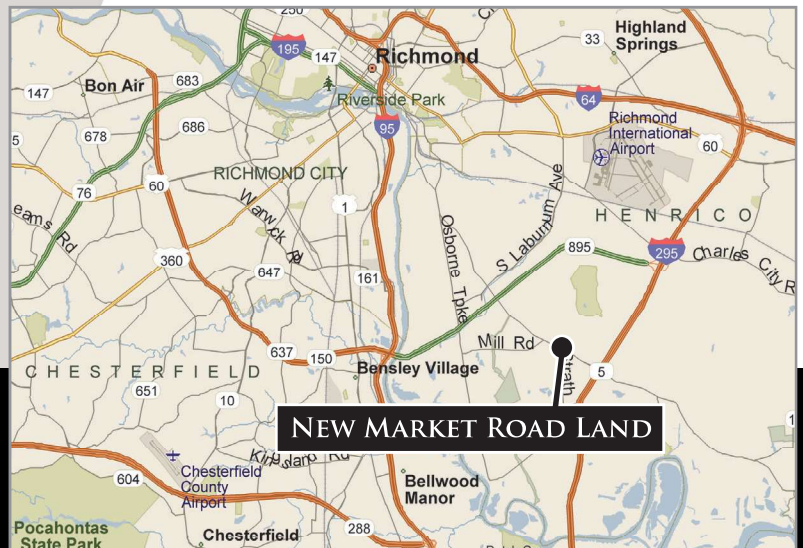


## 3.8 ACRES AVAILABLE ON ROUTE 5 IN HENRICO COUNTY

### PROPERTY HIGHLIGHTS:

- ▶ 3.8+/- acre site located along Route 5 at the signalized intersection of Strath Road.
- ▶ Conveniently located just off I-295 and just minutes to Downtown Richmond (I-95).
- ▶ Located along the Virginia Capital Trail, a 52-mile dedicated multi-use trail connecting Richmond and Williamsburg along the beautiful and historic Route 5 corridor ([viriniacapitaltrail.org](http://viriniacapitaltrail.org))
- ▶ Zoned Retail & Office. Public Utilities Available.
- ▶ Join Food Lion, C&F Bank, Rite-Aid, Dollar General, FasMart, Daycare, New Market Veterinary, China Taste, Portabella Restaurant and others!
- ▶ Sale Price \$1,400,000 (Owner/Agent)

| Demographics             | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 4,604    | 9,142    | 23,566   |
| Daytime Population       | 393      | 1,032    | 17,416   |
| Average Household Income | \$75,140 | \$69,851 | \$58,598 |



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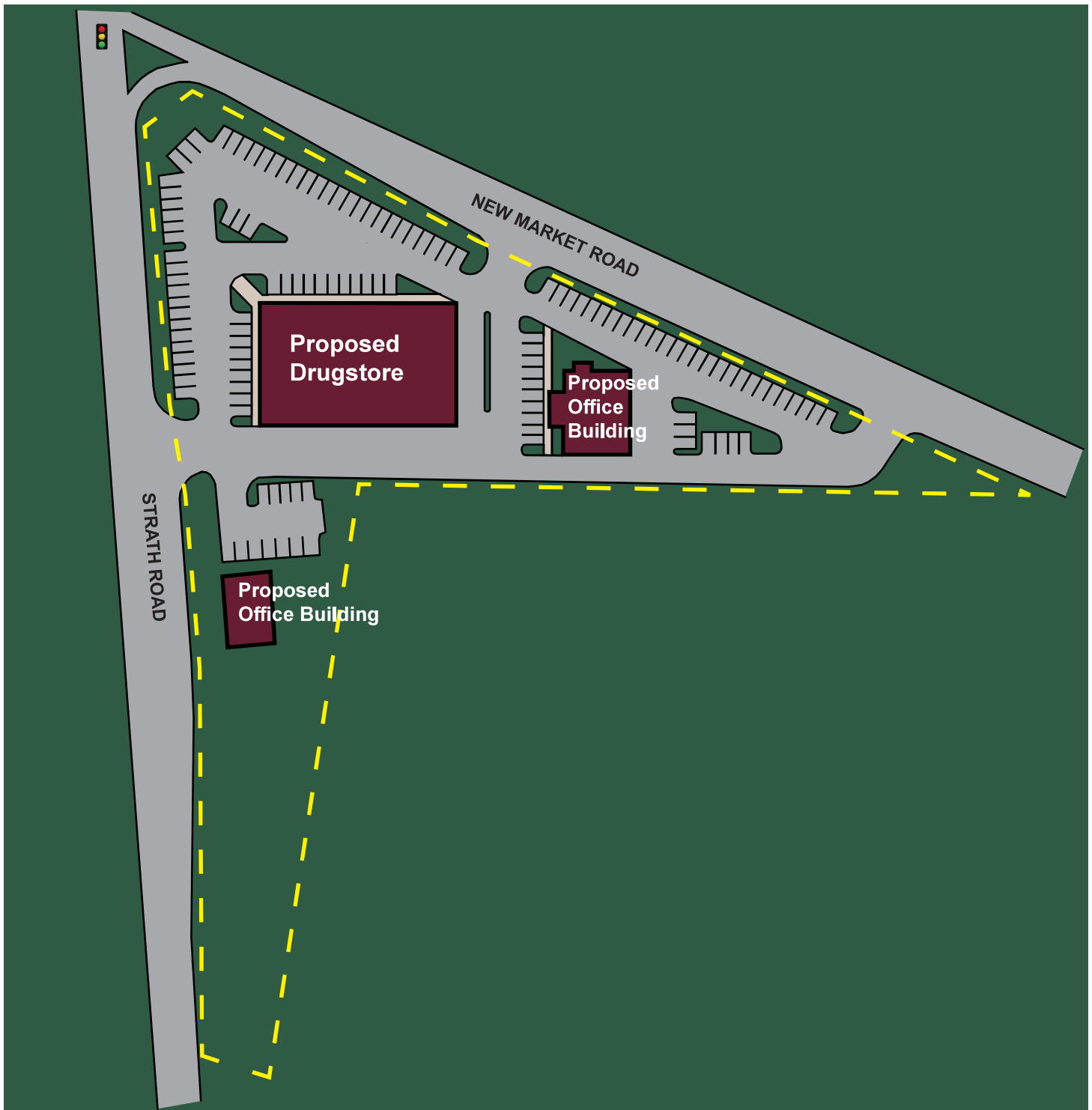


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## SITE SURVEY (OPTION)



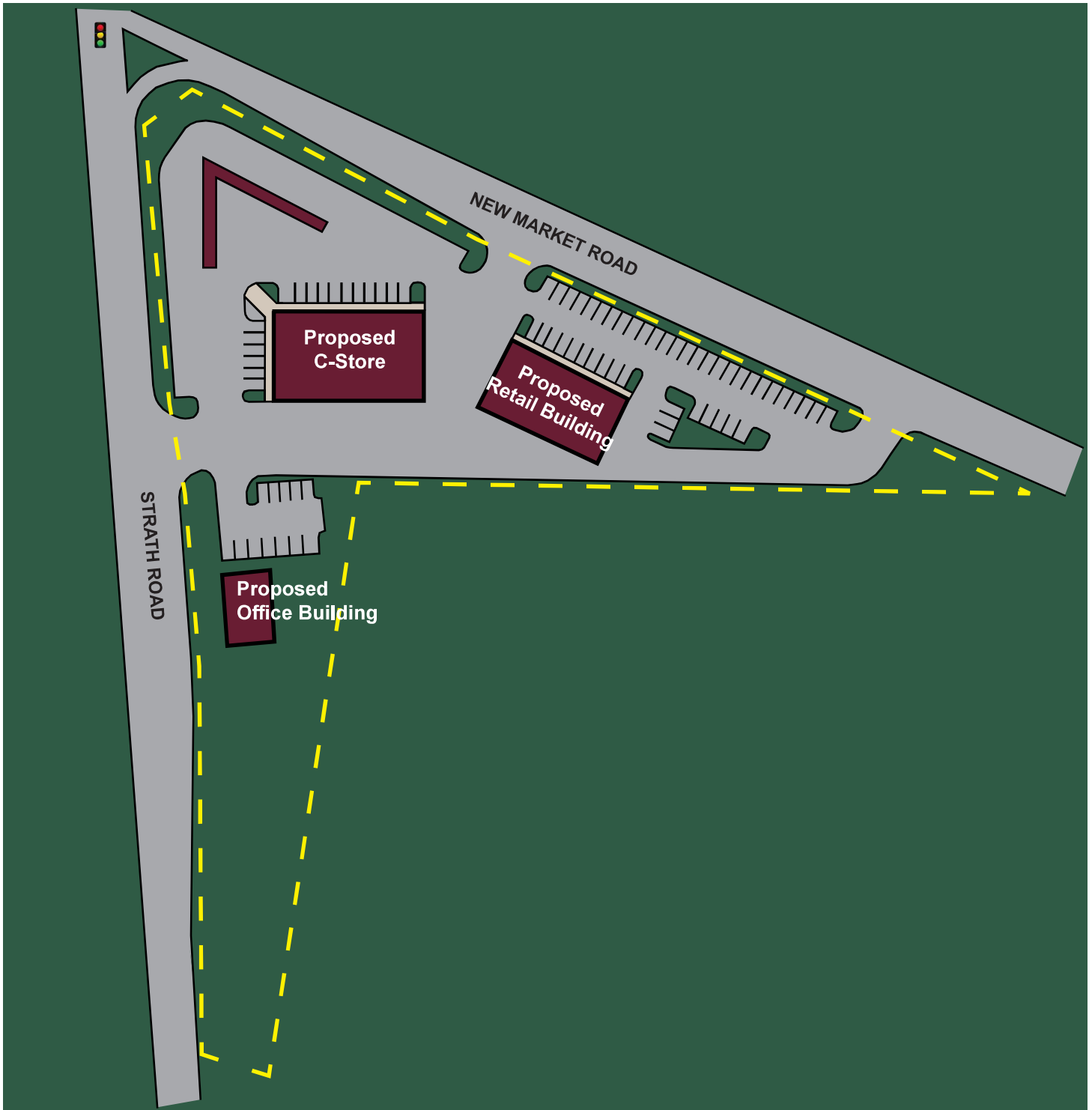
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