## CUSHMAN & THALHIMER

## RETAIL LAND FOR SALE 9674 Sliding Hill Road

Hanover County, VA



### **Development Opportunity Adjacent to Walmart Neighborhood Market**

For more information, contact:

JIM ASHBY Senior Vice President 804 697 3455 jim.ashby@thalhimer.com

### ALEX T. WOTRING

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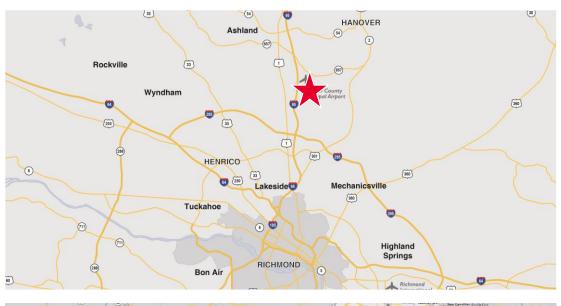
### **Property Features**

- · Approximately 1.79 acres
- Close proximity to Walmart Neighborhood Market
- Nearby the new 172-unit Charleston Ridge Apartments
- Adjacent to Kings Charter residential community & Hanover Air Park
- · Adjacent properties zoned Business/Industrial
- Sliding Hill Road improvements coming soon

Specifications	
Zoning	A-1 (Hanover County)
Sale Price	\$525,000

Demographics				
	1 Mile	3 Miles	5 Miles	
Population	3,453	24,397	65,825	
Avg. HH Income	\$125,012	\$120,353	\$99,741	
Daytime Population	4,461	16,866	36,245	







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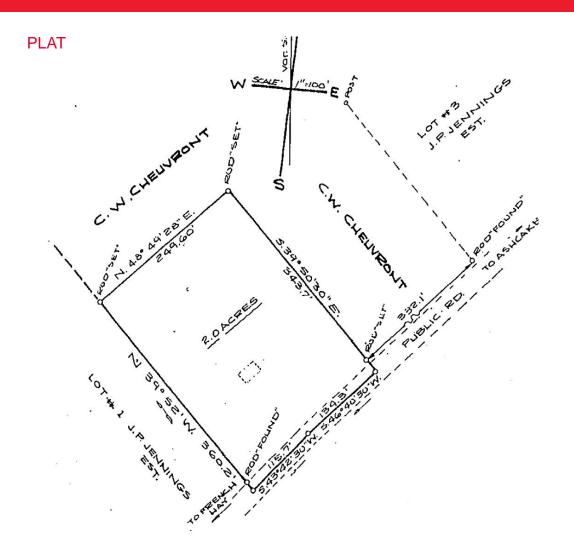
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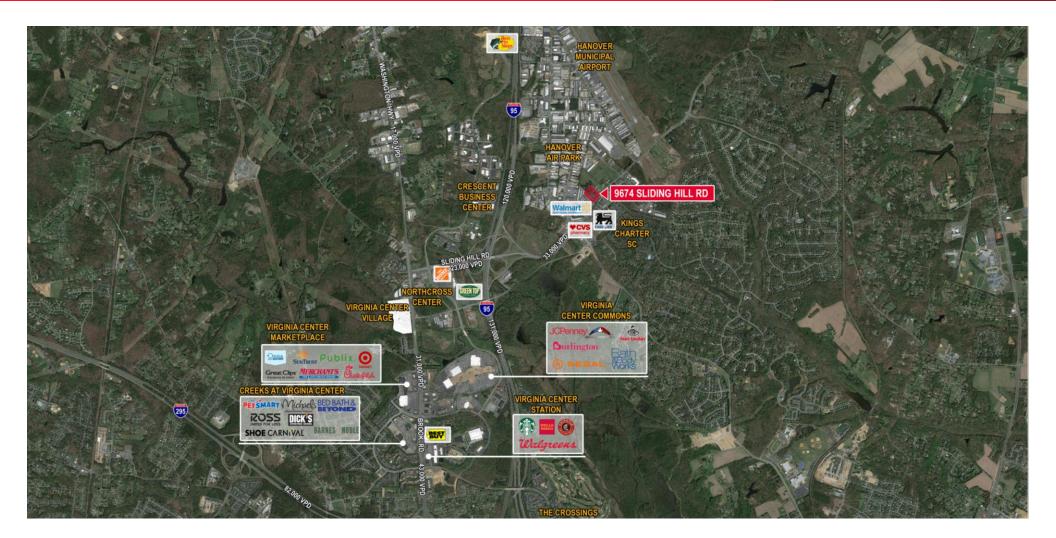
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