

13262 HANOVER COURTHOUSE RD

HANOVER, VA 23069



OFFERING SUMMARY

Sale Price:	\$492,500
Lot Size:	2.0 Acres
Building Size:	3,253 SF
Zoning:	B-3
Price / SF:	\$151.40

PROPERTY OVERVIEW

This 2.00 acres of buildable land is located in the commercial corridor surrounding the Hanover Courthouse, with a historic, 2-story building and a single family rental home.

The commercial building has housed antique and home decor shops over recent years, and is known for that in the surrounding areas. It was originally located across the street and was relocated by carts pulled by donkeys in the 1930s.

The single family home was built in 1954 and has been leased consistently in the \$1200+/month range.

Lots of potential uses here, and you are not bound by long term leases at either of the buildings!

LOCATION OVERVIEW

This property is situated at a T-intersection across from Patrick Henry Boulevard, which routes a high amount of traffic coming off of I-95 headed to Kings Dominion and the State Fairgrounds - just a few doors down from the Hanover Courthouse and the county administrative offices.

Road frontage: 315 ft along Hanover Courthouse Rd & 238 ft along Fire House Rd

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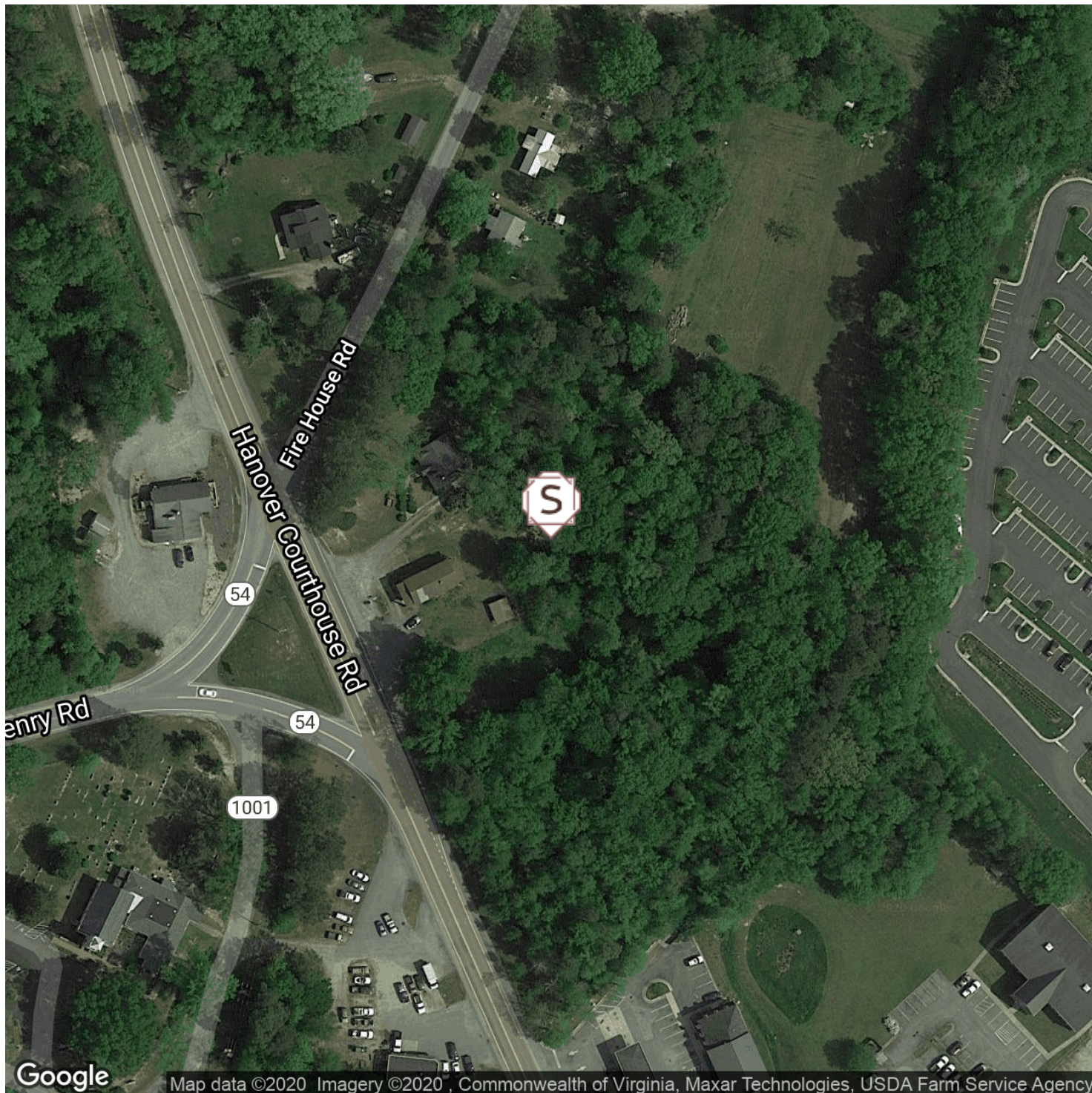
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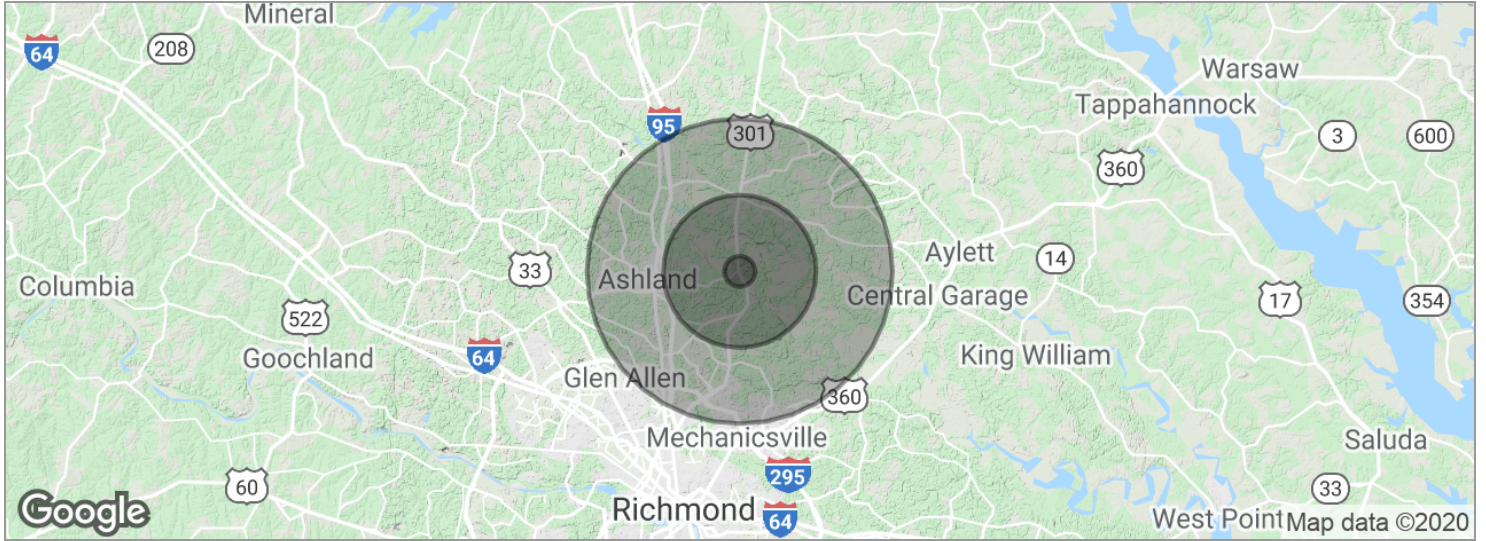
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	368	8,004	77,558
Median age	42.3	40.6	38.8
Median age (male)	39.9	38.7	37.0
Median age (Female)	44.0	42.4	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	123	2,701	27,594
# of persons per HH	3.0	3.0	2.8
Average HH income	\$96,287	\$91,936	\$92,295
Average house value	\$380,764	\$366,654	\$326,115

* Demographic data derived from 2010 US Census

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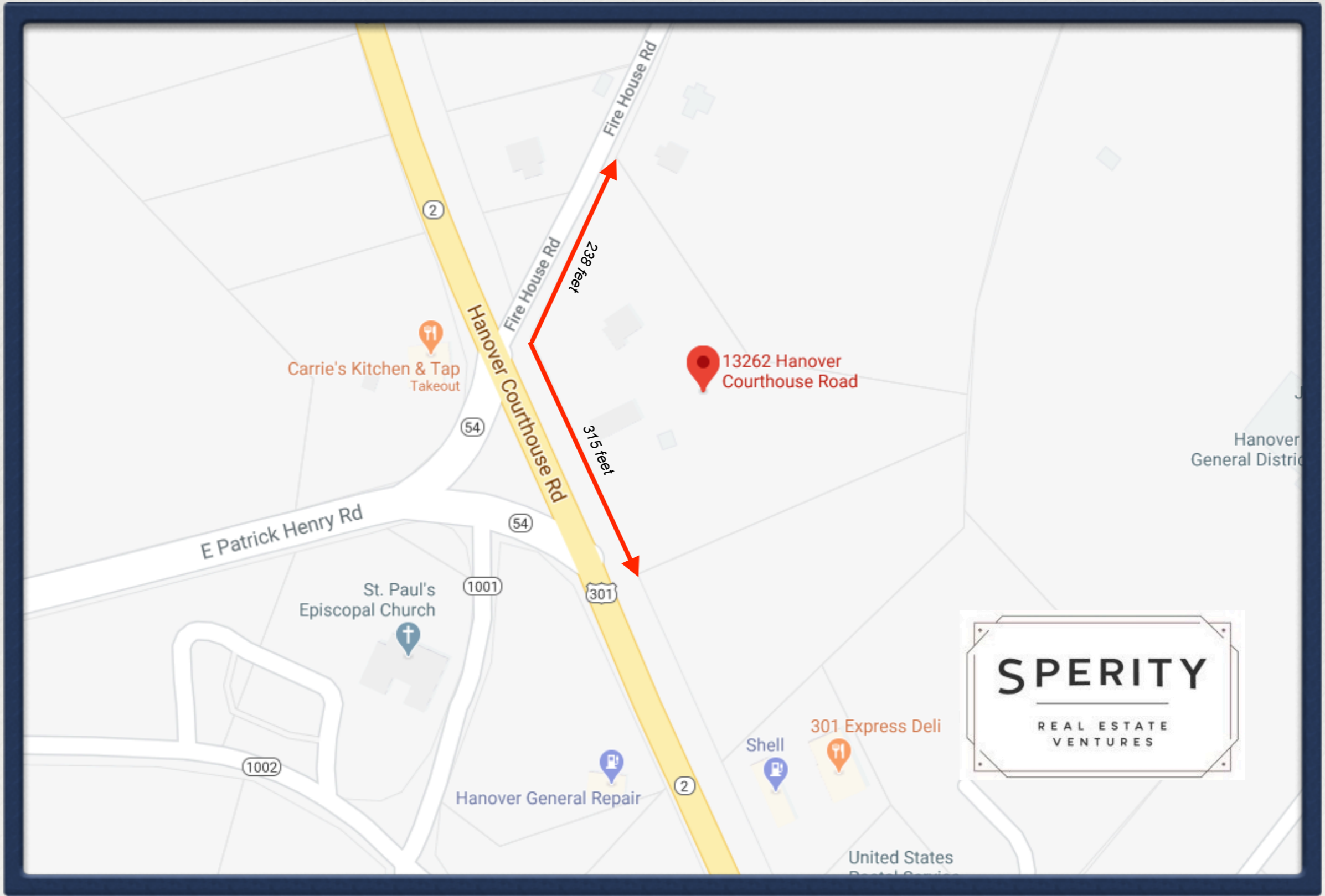
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Hanover
General District

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Carrie's Kitchen & Tap
Takeout

13262 Hanover
Courthouse Road

St. Paul's
Episcopal Church

Hanover General Repair

Shell

301 Express Deli

United States
Postal Service

E Patrick Henry Rd

Hanover Courthouse Rd

Fire House Rd

238 feet

315 feet

2

54

54

1001

301

2

1002