



LAND FOR SALE

2200 OLD CHURCH ROAD

POWHATAN, VA 23139



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POWHATAN, VA 23139

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	25.0 Acres
Zoning:	I-2

PROPERTY OVERVIEW

Located in the heart of Powhatan behind the South Creek development containing 25 acres located off of Old Church Road and Carter Gallier Blvd.

PROPERTY HIGHLIGHTS

- Water and utility lines on site
- Zoned for industrial users
- Opportunity to develop and own building
- 10 min drive to US-60 / 288 Interchange

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	148	4,185	20,933
Total Population:	344	10,380	63,277
Average HH Income:	\$96,569	\$92,924	\$112,422

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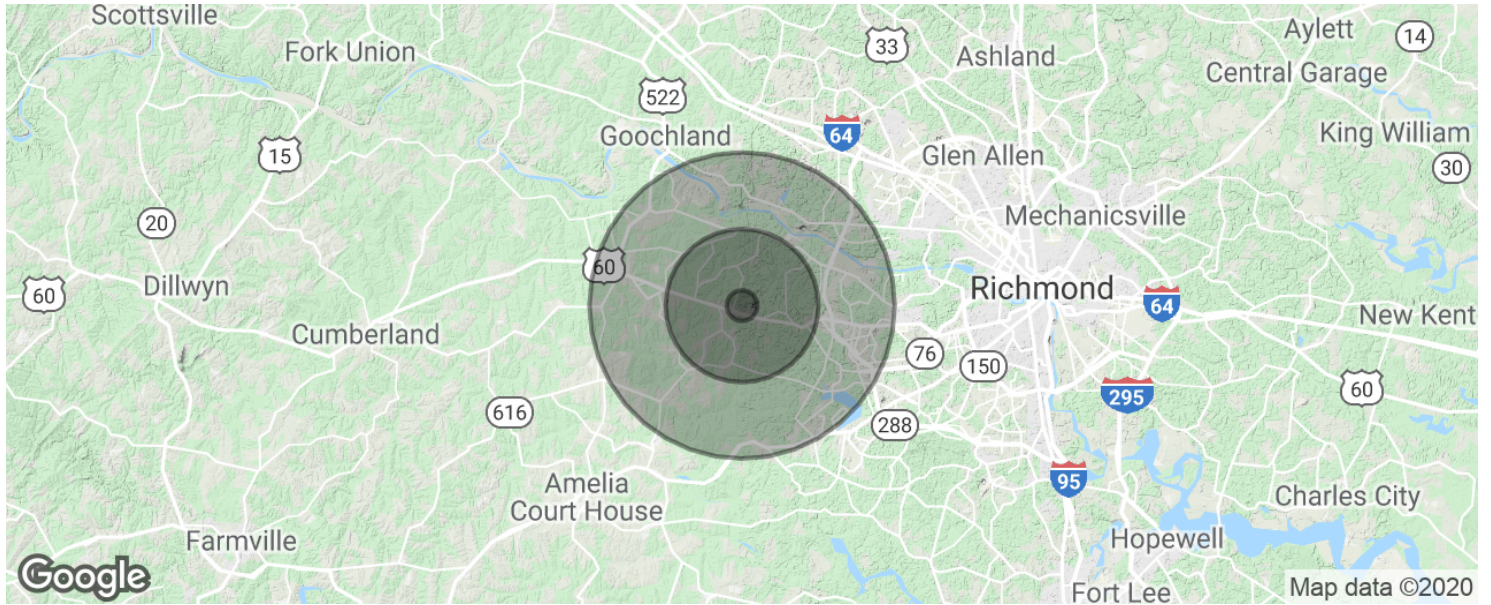
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



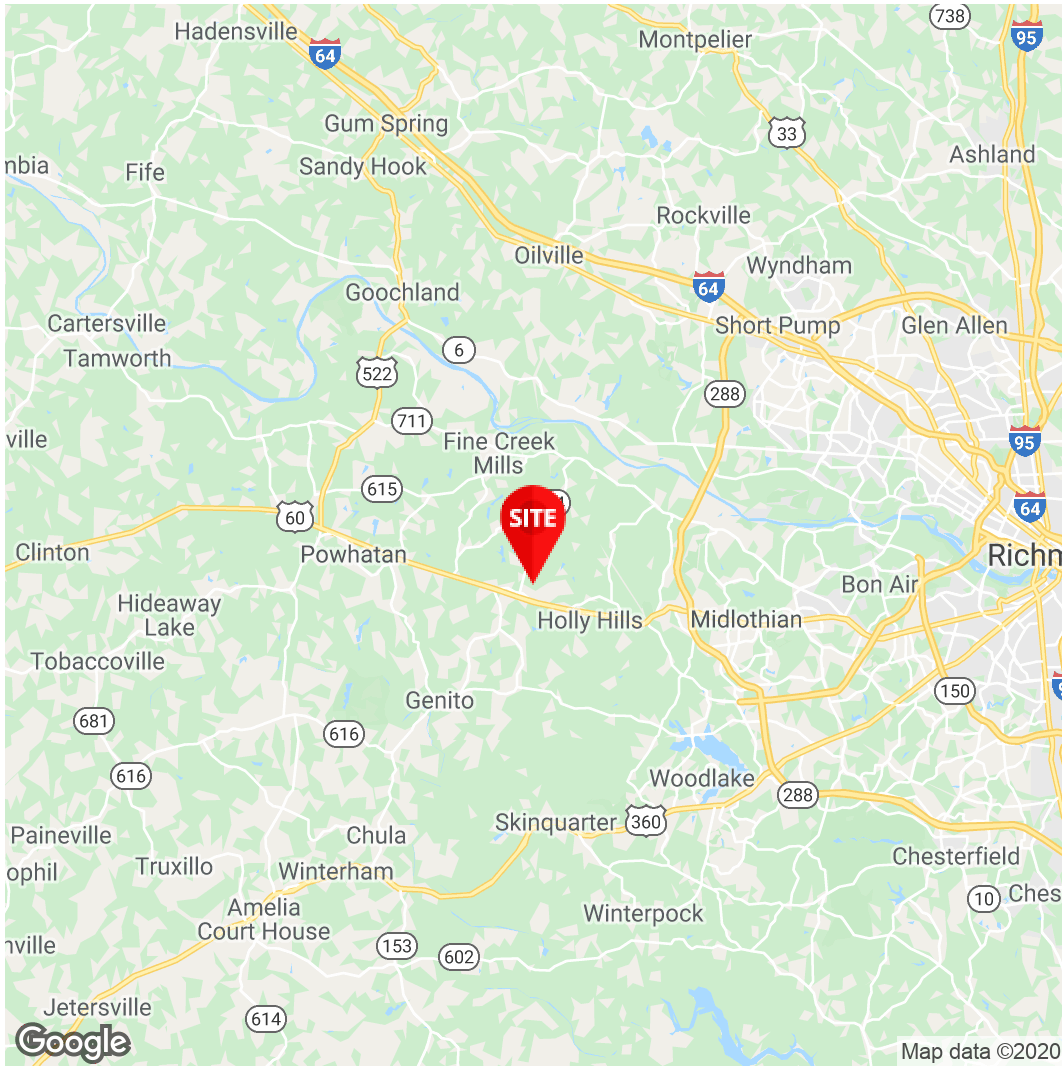
POPULATION

	1 MILE	5 MILES	10 MILES
Total population	344	10,380	63,277
Median age	46.9	42.9	40.1
Median age (Male)	47.4	42.3	39.5
Median age (Female)	46.7	43.1	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	148	4,185	20,933
# of persons per HH	2.3	2.5	3.0
Average HH income	\$96,569	\$92,924	\$112,422
Average house value	\$315,435	\$321,847	\$401,127

* Demographic data derived from 2010 US Census



John Madures
Assistant Vice President
804.977.2099
jmadures@divaris.com



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