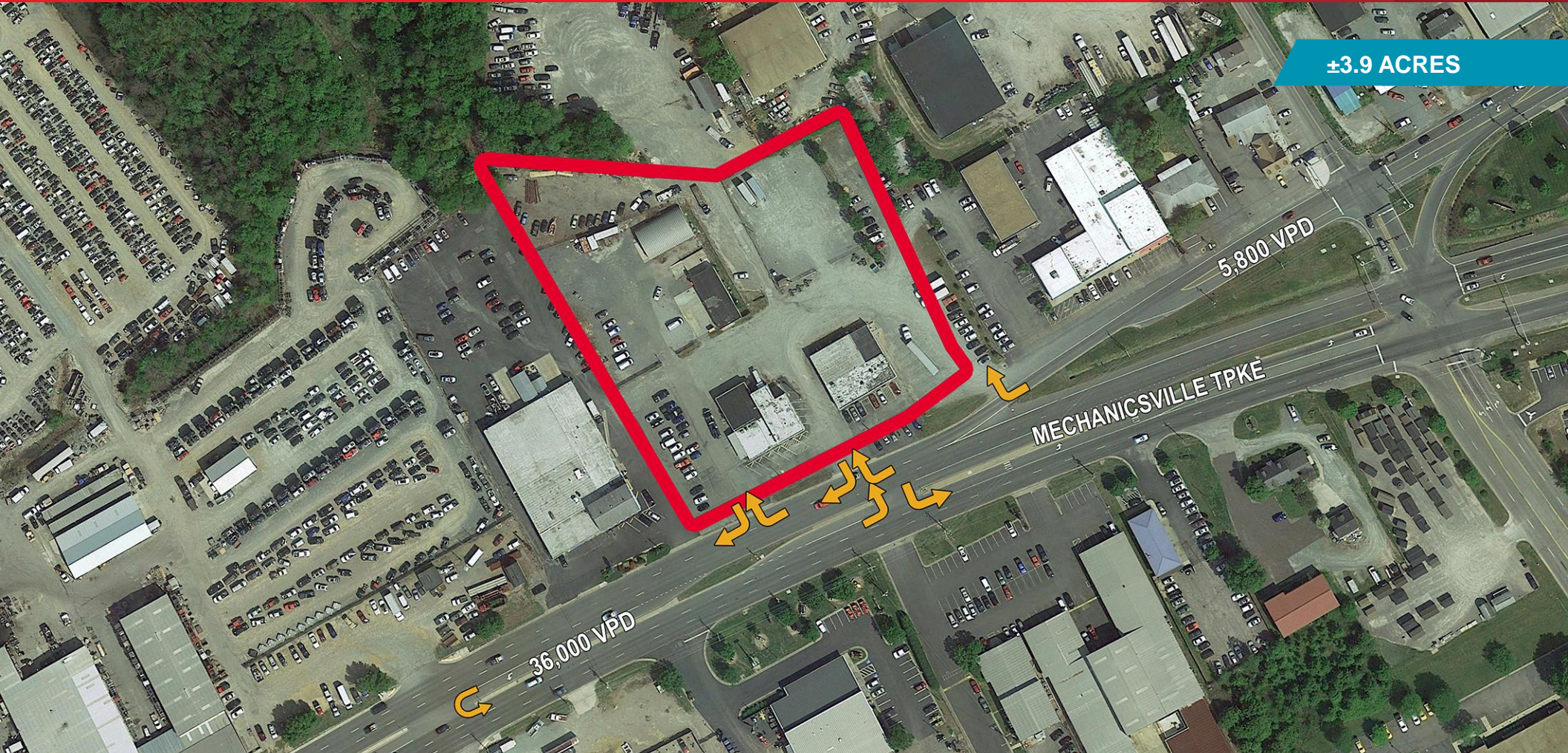




THALHIMER

RETAIL LAND FOR GROUND LEASE/SALE
8176 Mechanicsville Turnpike
Hanover County, Virginia

±3.9 ACRES



Pad Sites with Excellent Visibility & Access to I-295/I-64

For more information, contact:

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Vice President
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Thalhimer Center
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Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Property Features

- ±3.9 Acres for Sale or Ground Lease
- Excellent frontage & visibility along Mechanicsville Turnpike (36,000 VPD)
- Easy access to I-295/I-64
- Multiple existing curb cuts and full median break with dedicated left turn lane

Specifications

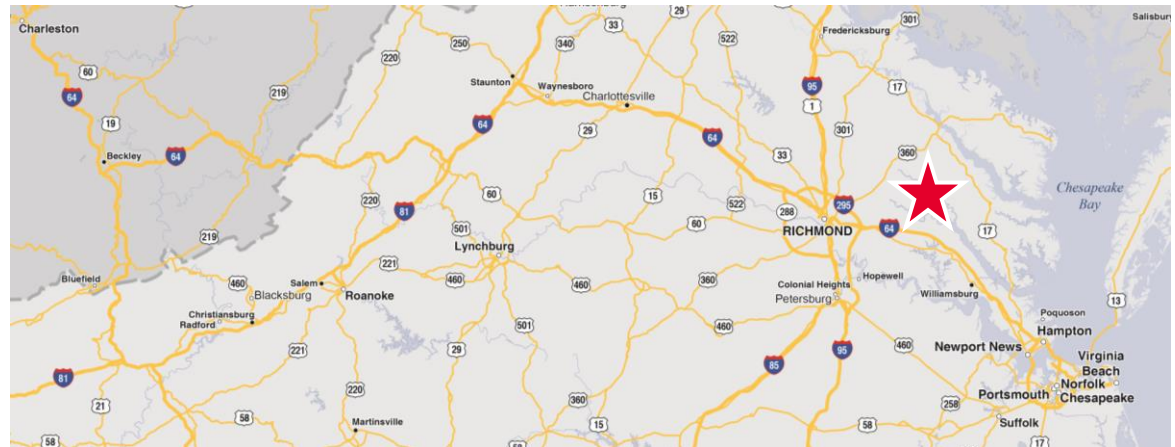
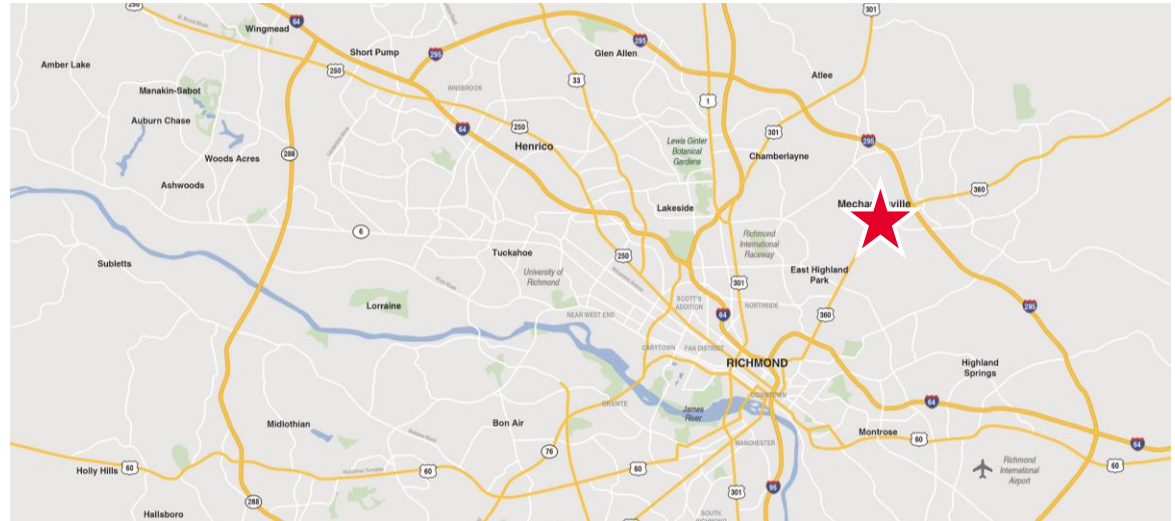
Zoning	B-3 (Hanover County)
Sale Price/Ground Lease	Call brokers for pricing

Join Nearby Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,570	50,769	164,697
No. of Households	1,840	19,679	65,390
Avg. HH Income	\$67,900	\$64,659	\$64,239
Daytime Population	4,337	43,856	169,780



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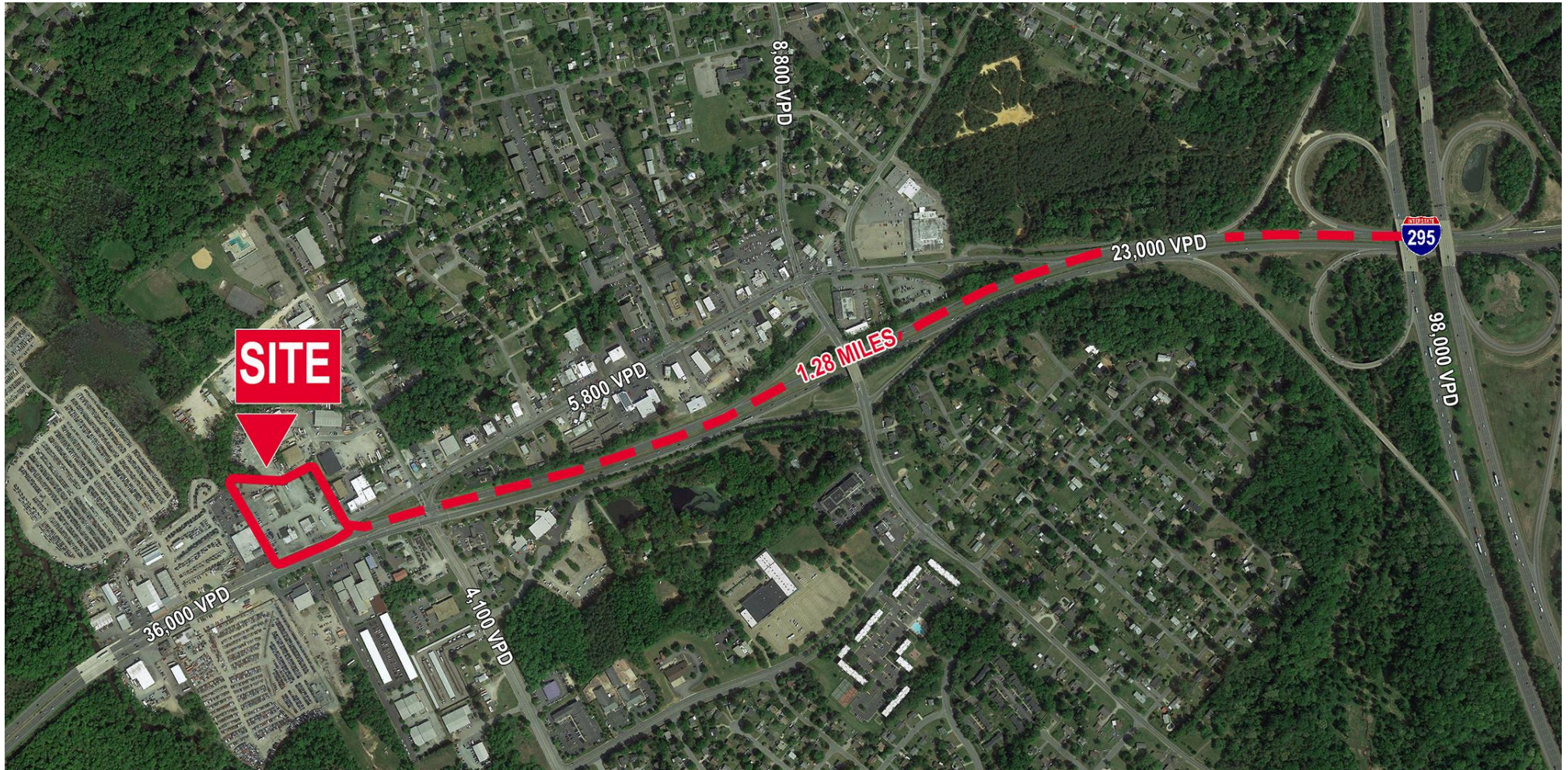
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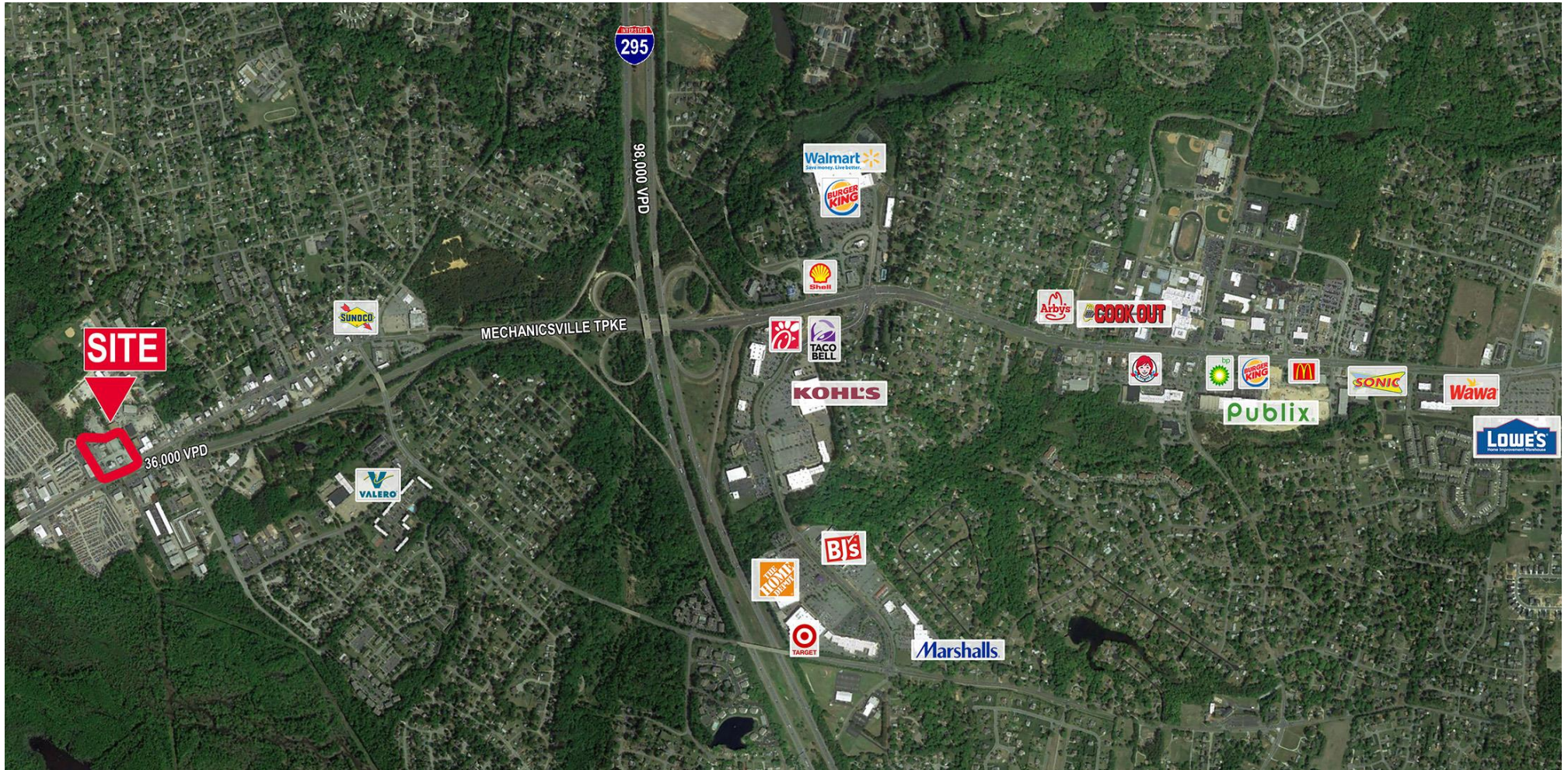
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