



BEACH STATION

11400 BEACH ROAD | CHESTERFIELD, VA 23838

JOINT VENTURE OR PURCHASE OPPORTUNITY

FEATURES

- **8.5 acres available - proposed development**
- National, State, and County Historical Landmark .
- Houses the original Post Office, Train Depot, Railroad Shanties, and Summer Kitchen, pieces of Chesterfield history.
- Conveniently located in the center of Chesterfield County, at the intersection of Beach Road and Spring Run Road.
- Adjacent to Pocahontas State Park.
- Located minutes from Chesterfield Courthouse.
- Zoned C-2.
- Located near Chesdin Landing, a 3,000-acre high-end residential community.
- Asking Price: \$1,600,000.

DEMOGRAPHICS

	3 miles	5 miles	10 miles
2017 Population	7,856	40,676	255,121
Avg HH Income	\$127,209	\$105,746	\$91,411
Total Employees	1,046	20,563	84,377

Combined Traffic Count: 9,758 VPD Beach Road & Spring Run Road

* Detailed demographics upon request



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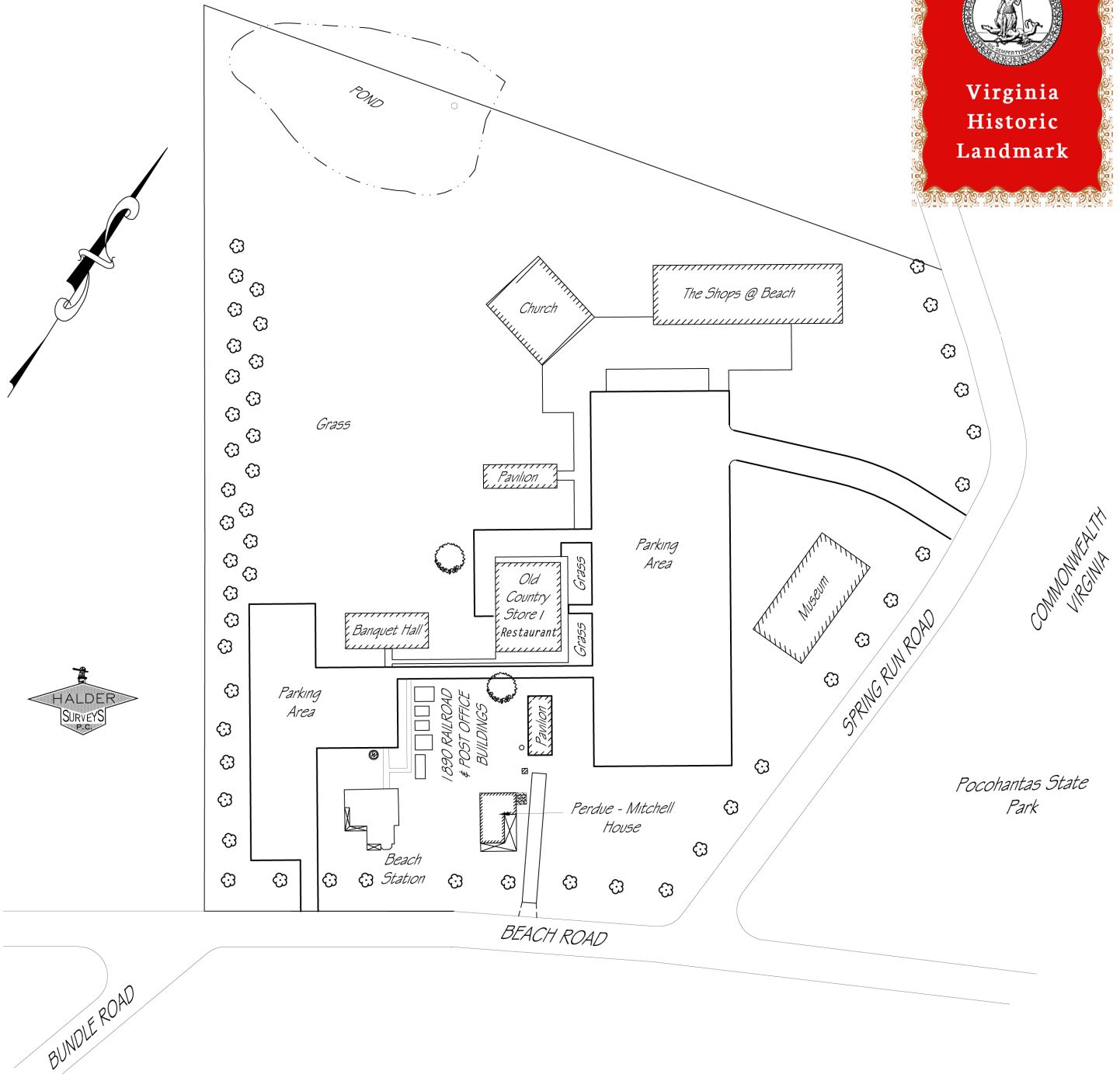
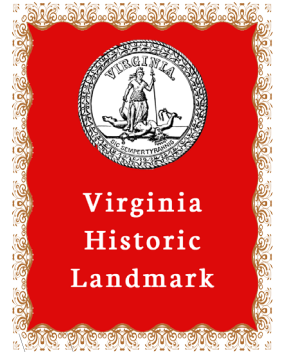
RETAIL BROKERS NETWORK

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PROPERTIES
 Commercial Real Estate



CONCEPT LAYOUT

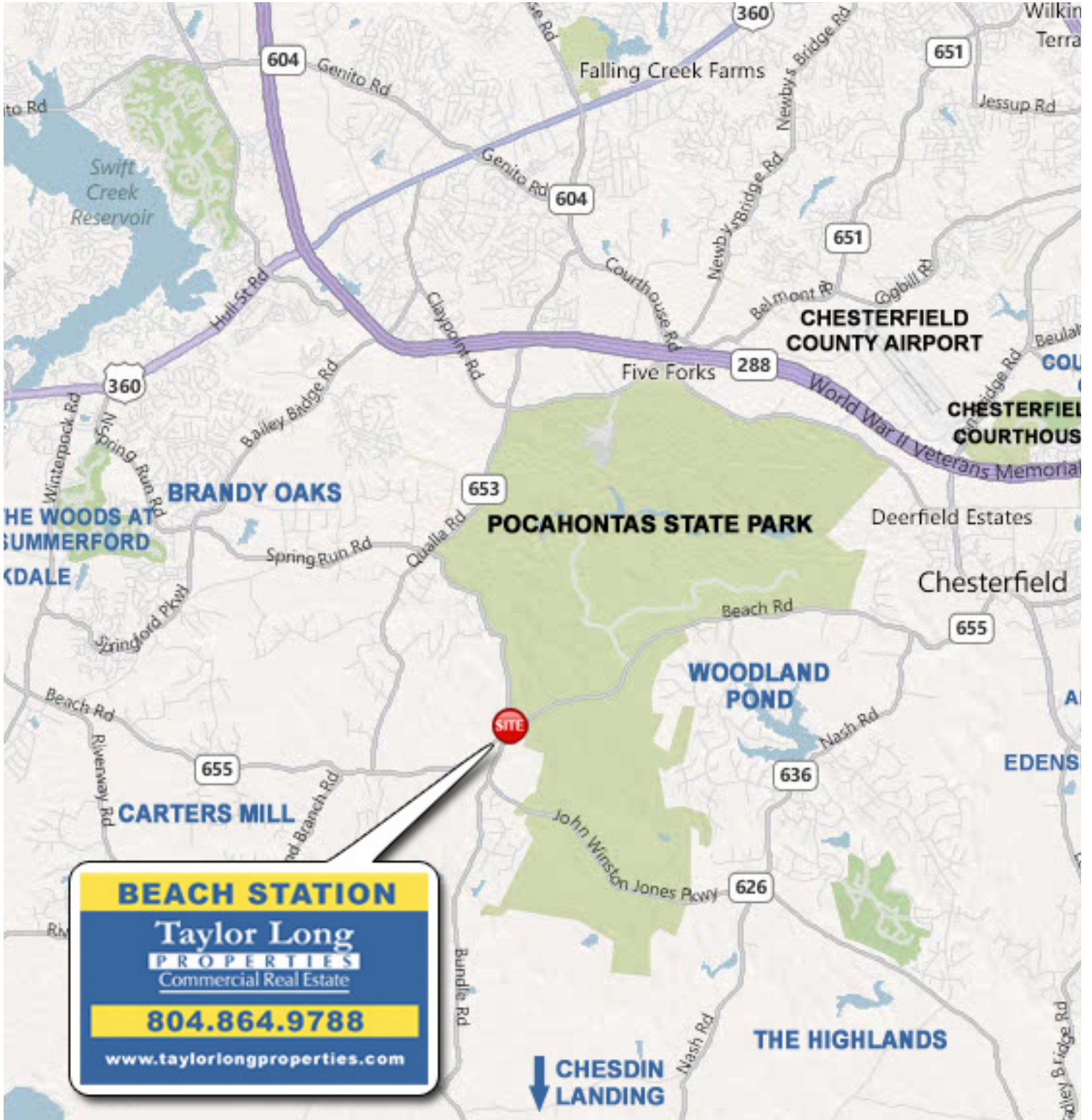
The Village of Beach



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MAP



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