



POWHATAN LAND - 6.9 ACRES

2610 ANDERSON HIGHWAY | POWHATAN, VA 23139

FEATURES

- **6.9 Acre Prime Development Site for Ground Lease.**
- Located in the heart of Powhatan Retail Submarket, with direct frontage on highly traveled Anderson Highway (Route 60).
- High traffic volume.
- Across from future *CVS Pharmacy* (Coming Soon).
- Adjacent to *Sheetz*, *McDonald's* and *Bruster's*.
- Zoning: R-C.
- Located 7 miles west of Route 288 and Westchester Commons.
- Over \$118,000 average household income in 10-mile radius.

DEMOGRAPHICS*

	3 miles	5 miles	10 miles
2016 Population	5,990	14,181	64,183
Pop Growth 2016-2021:	2.47%	2.81%	5.11%
Avg HH Income	\$88,290	\$94,181	\$118,302
Daytime Employment	8,511	10,362	25,096
Traffic Count	27,000 VPD on Anderson Hwy (Rte 60)		

* Detailed demographics upon request



Ellen Long: 804.864.9788 Ext. 101
 ellenlong@taylorlongproperties.com

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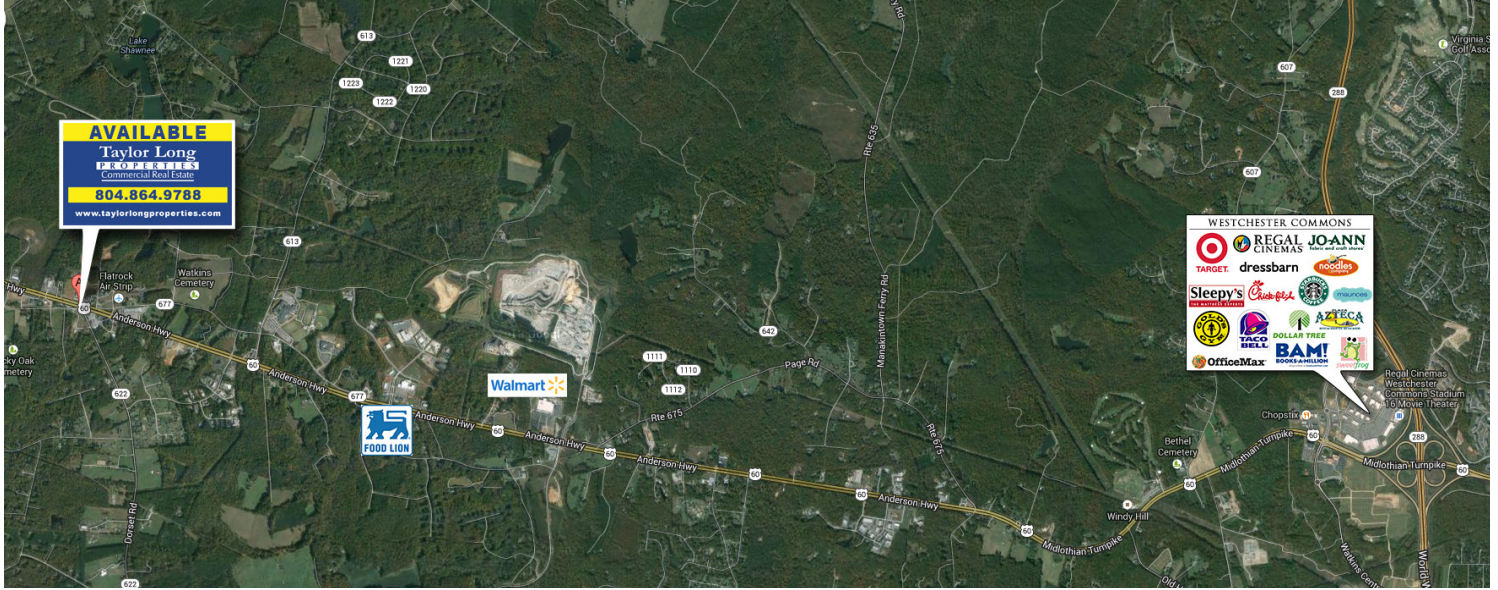


LOT DIMENSIONS





AERIAL



PARCELS

