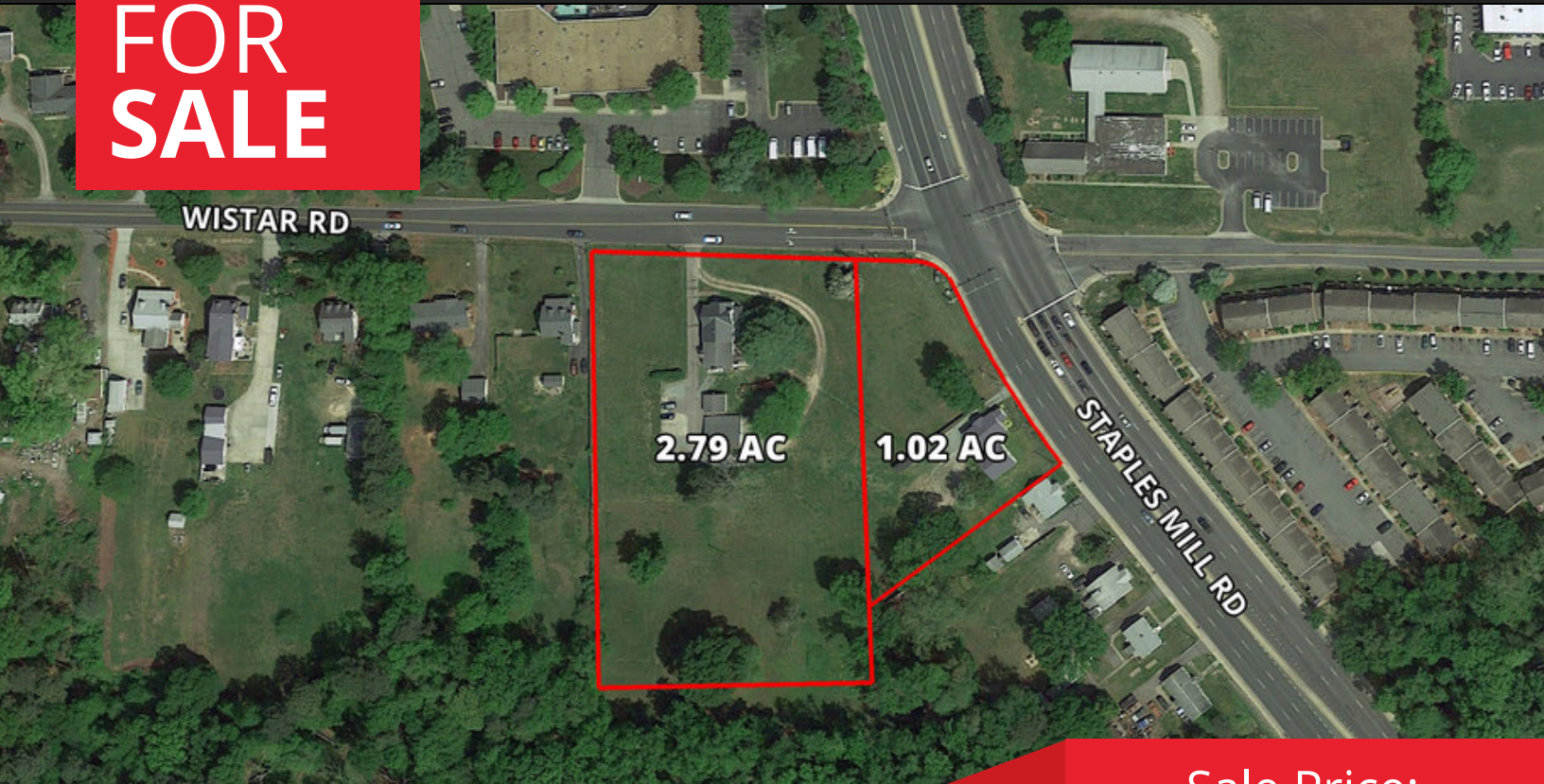


**FOR
SALE**



3.81 ACRES AT STAPLES MILL & WISTAR ROAD

**Sale Price:
\$300,000/acre**

PROPERTY OVERVIEW

3.81 acres located at the corner of Staples Mill and Wistar Road. Perfect for office/commercial development.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	3,716	31,829	86,748
Population:	8,144	71,976	198,596
Avg HH Income:	\$49,894	\$60,209	\$74,222

PROPERTY HIGHLIGHTS

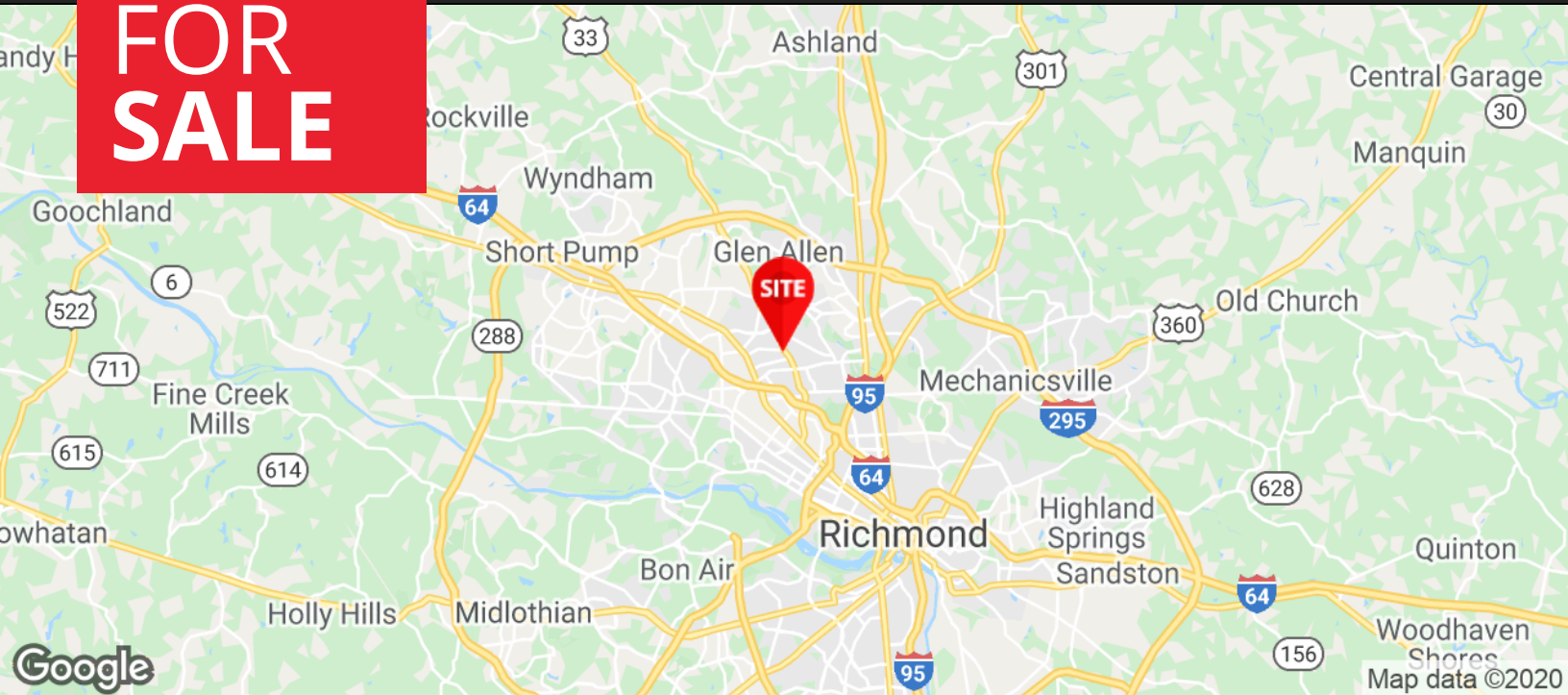
- 3.81 acres; can be subdivided
- Signalized intersection
- Prime corner lot with excellent visibility
- Two houses located on property
- Zoned R3 - Master Plan: Office/Commercial
- Staples Mill Road: 34,000 VPD
- Over 40,000 vehicles go through intersection daily

FOR FURTHER INFORMATION, PLEASE CONTACT:

BRETT MCNAMEE • bmcnamee@divaris.com • 804.977.2093
LARRY AGNEW • lagnew@divaris.com • 804.977.2091



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