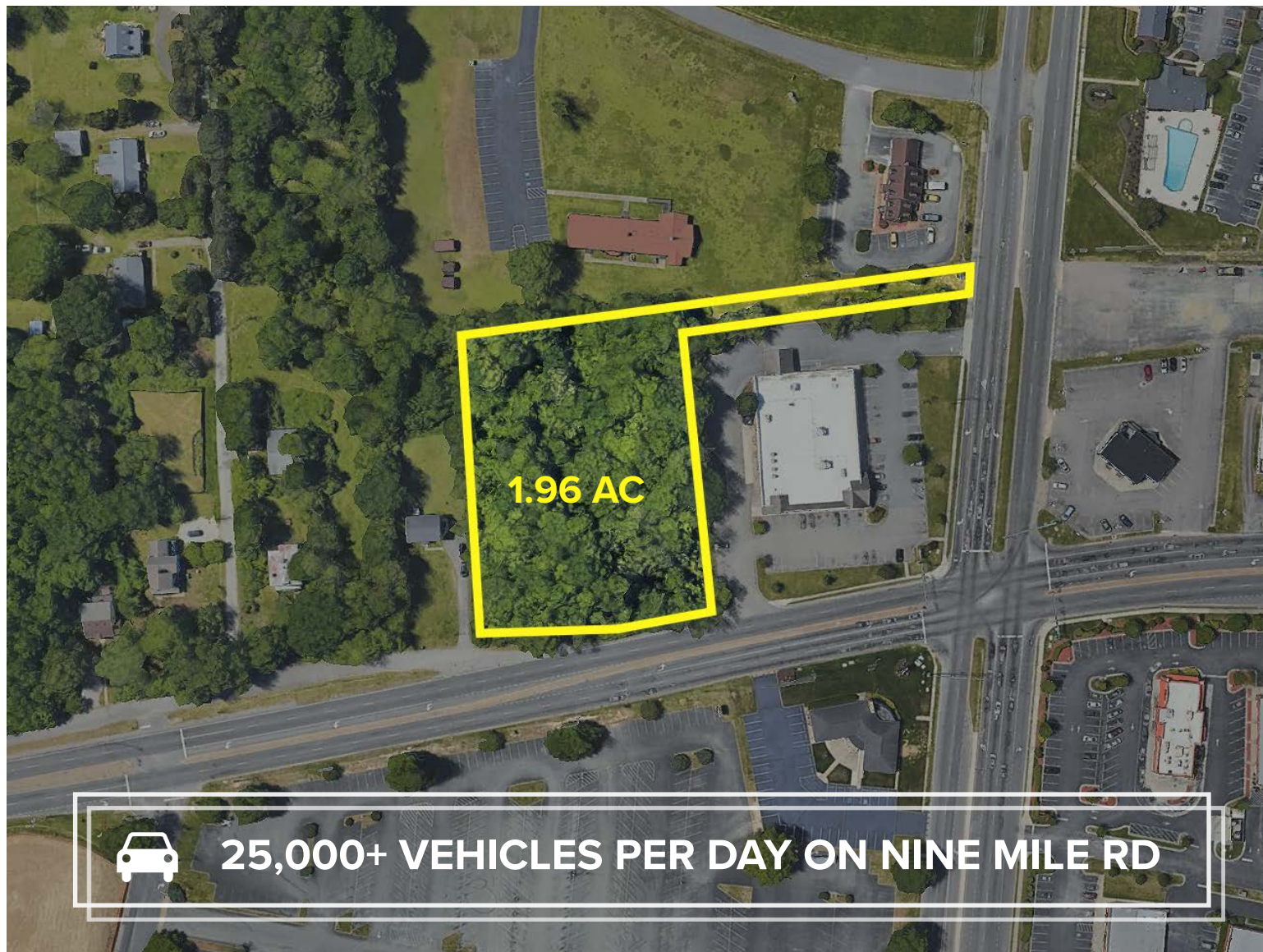




1.96 Acre Retail Development Opportunity

EXCLUSIVE LISTING

FOR SALE



25,000+ VEHICLES PER DAY ON NINE MILE RD



4712 & 4716 NINE MILE RD

RICHMOND, VA 23223



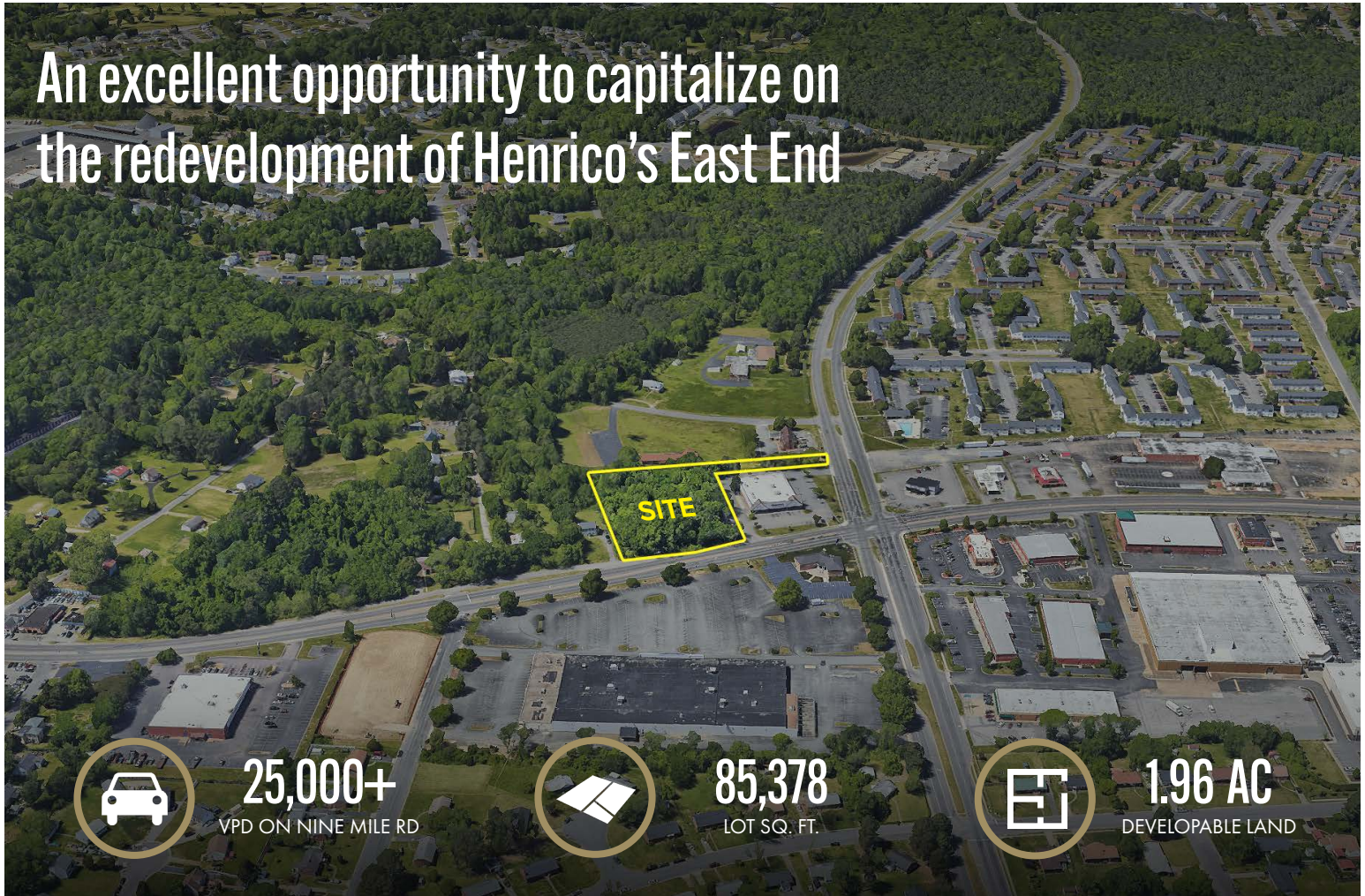
\$850,000

PROPERTY DETAILS

- ✓ 1.96 TOTAL ACRES
- ✓ 85,378 SF LOT
- ✓ EASY ACCESS TO I-64
- ✓ R-3 & B-3 ZONING

KEN CAMPBELL | 804.387.8812
ken.campbell@onesouthcommercial.com

An excellent opportunity to capitalize on the redevelopment of Henrico's East End



25,000+
VPD ON NINE MILE RD



85,378
LOT SQ. FT.



1.96 AC
DEVELOPABLE LAND

4712 Nine Mile Road is a 1.5 AC lot currently zoned R-3 while 4716 Nine Mile Rd is .46 AC zoned B-3.

The site is well-located being across the street from the redeveloped Eastgate Town Center and adjacent to Walgreens. Also with easy access to I-64, Richmond International Airport and the City of Richmond, this property provides a great site for a range of retail uses or a potential townhouse development.

4712 NINE MILE RD

PID | 810-723-0259

ZONING | R-3

PARCEL | 1.5 AC (65,340 SF)

4716 NINE MILE RD

PID | 810-723-1752

ZONING | B-3

PARCEL | .46 AC (20,038 SF)

ASKING PRICE | \$850,000

DEMOGRAPHICS (WITHIN 5 MILES)



190,996
POPULATION



77,919
AVG HOUSEHOLD
INCOME



1.3%
POPULATION
GROWTH

EMPLOYEES

RADIUS	2 MILE	5 MILE	10 MILE
Trade Transportation & Utilities	1,825	17,881	42,610
Information	94	3,280	7,067
Financial Activities	190	11,785	25,888
Professional & Business Services	377	20,964	40,436
Education & Health Services	2,624	83,345	124,442
Leisure & Hospitality	1,058	10,820	26,306
Other Services	713	6,028	17,107
Public Administration	57	16,435	29,077
Natural Resources & Mining	33	56	129
Construction	691	4,255	13,188
Manufacturing	976	6,326	16,992

DISTANCE FROM PROPERTY

2 MILE

5 MILE

10 MILE

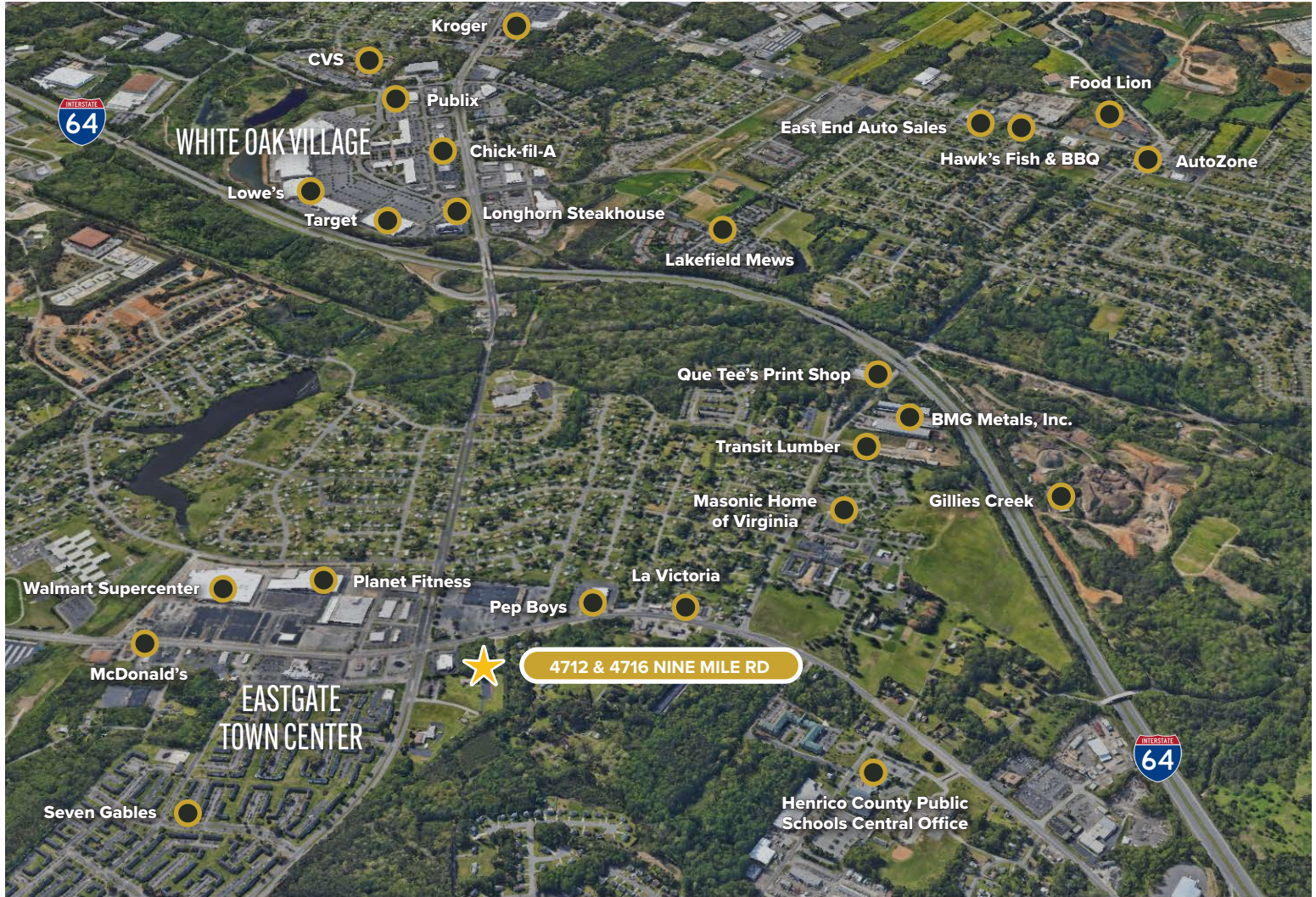
POPULATION

2010 Population	32,172	163,511	433,386
2023 Population	34,992	190,996	481,674
2028 Population Projection	35,286	193,509	488,191
Annual Growth 2010-2023	0.7%	1.3%	0.9%
Annual Growth 2023-2028	0.2%	0.3%	0.3%
Median Age	37.4	35.7	37.7
Bachelor's Degree or Higher	17%	27%	32%
U.S. Armed Forces	9	350	1,2346

HOUSEHOLDS

2010 Households	12,881	64,895	177,908
2023 Households	14,079	77,919	199,201
2028 Household Projection	14,206	79,152	201,737
Annual Growth 2010-2023	0.6%	1.7%	1.2%
Annual Growth 2023-2028	0.2%	0.3%	0.3%
Owner Occupied Households	7,761	36,109	106,971
Renter Occupied Households	6,445	43,043	94,766
Avg Household Size	2.5	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$331.2M	\$1.9B	\$5.6B

LOCATION



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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