

**FOR  
SALE**

URBAN LAND

# Commercial Land

Pole Green Road & Lee Davis Road | Mechanicsville, VA 23116



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 1.792± acres available at signalized intersection fronting Pole Green Road & Lee Davis Road
- › Land suitable for commercial development - ideal for retail, medical, or office
- › Utilities available
- › Less than 2 miles from I-295 - Near VA ABC Headquarters (95,000 SF office & 315,000 SF warehouse). Additional 400,000 SF development proposed. Also near AMF Bowling distribution center & Richmond Bumper
- › Pole Green Road widening improvements planned - 4 lane divided highway with signal improvements at property
- › SALE PRICE: \$1,300,000

## FOR MORE INFORMATION:

### MICHAEL CHAPMAN

Associate - Land Sales

804-346-9014

[mchapman@commonwealthcommercial.com](mailto:mchapman@commonwealthcommercial.com)

### CHRIS JENKINS

Senior Vice President

804-228-4928

[cjenkins@commonwealthcommercial.com](mailto:cjenkins@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

# SURROUNDING AREA



BLAZER HEATING, AIR, AND PLUMBING



## MARKET OVERVIEW

# HANOVER SNAPSHOT

5,400+  
COMPANIES

\$136,100  
HH INCOME

113,550+  
POPULATION



## HIGH QUALITY OF LIFE

Hanover has been recognized by Forbes, Bloomberg BusinessWeek, Money magazine and the American City Business Journals for its superior quality of life.

## RECOGNITION FOR HANOVER COUNTY

**Forbes.com** has ranked Virginia in the top ten every year since 2006

**Bloomberg BusinessWeek** has identified Hanover County as a **“Top Place to Raise Children”**

In July 2009, **Money Magazine** named Mechanicsville as one of the **“Top 100 Best Places to Live,”** based on economic opportunity, good schools, safe streets, things to do and sense of community in the area.

**American City Business Journals** ranked Hanover County among the top 50 localities in the United States for quality of life.

## QUALITY PUBLIC SCHOOLS

Compared to other school districts in Virginia with a similar student population size, Hanover County surpasses the state average with one of the lowest dropout rates (2.7%) and the highest graduation rate (95.2%) in the region.



- › Hanover County is strategically located in Central Virginia and is perfectly situated at the mid-point of the East Coast. It is bisected by Interstate 95, just north of its intersection with Interstate 64 in the metropolitan Richmond region. Interstate 295 borders the County on the south.
- › The strong transportation network allows an easy commute to jobs in the metropolitan region from more than 20 surrounding cities, towns and counties.
- › Hanover County is a 90-minute drive from the nation's capital, Washington D.C., and 15 minutes from the Commonwealth's capital, Richmond.

SOURCE: [www.hanovervirginia.com](http://www.hanovervirginia.com)

