

**FOR
SALE**

QUICK ACCESS

Woods Edge Road & Route 1

15904-15920 Happy Hill Road | Chesterfield, VA 23834



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 6.05± AC ready for development
- › Public water & sewer available
- › Quick access to I-95 via Woods Edge Road Interchange
- › Easement access from Woods Edge Road and Route-1, and Happy Hill Road
- › Zoned CC, Comprehensive Plan for Regional Mixed Use
- › Sale Price: \$840,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,196	34,844	86,326
AVERAGE HH INCOME	\$104,402	\$117,715	\$110,177
DAYTIME EMPLOYEES	1,479	10,127	30,449

FOR MORE INFORMATION:

TODD BUTTNER

Senior Associate

804-793-0059

tbuttner@commonwealthcommercial.com

RYAN FANELLI

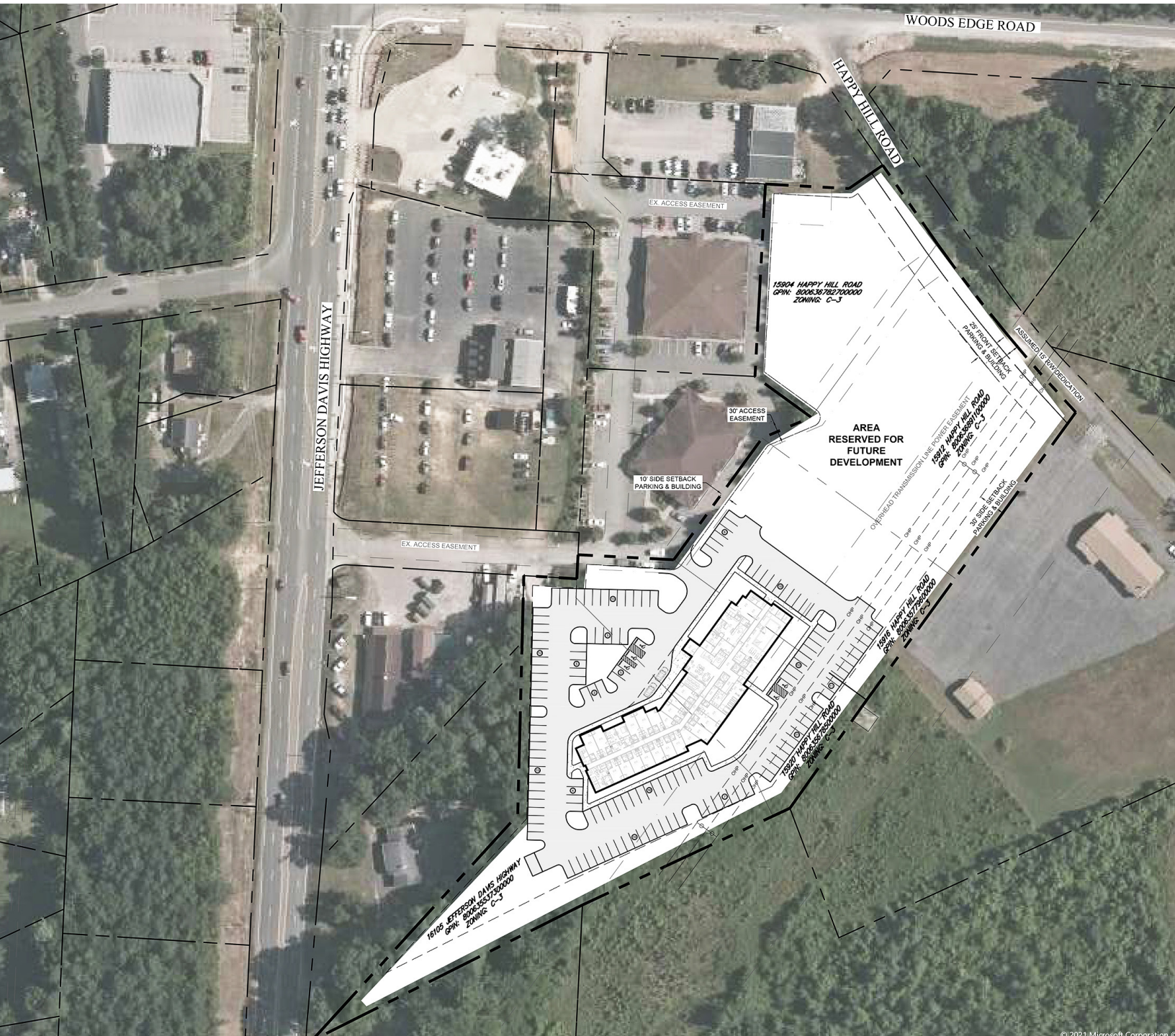
Senior Vice President | Partner

804-400-6163

rfanelli@commonwealthcommercial.com

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

PROPOSED HOTEL



FOR SALE | 15904-15920 HAPPY HILL ROAD | CHESTERFIELD, VA 23834



Washington DC

126 Miles

Baltimore

164 Miles

Raleigh

138 Miles

Philadelphia, PA

264 Miles

Norfolk, VA

83 Miles

Richmond International Airport

18 Miles

Richmond Marine Terminal

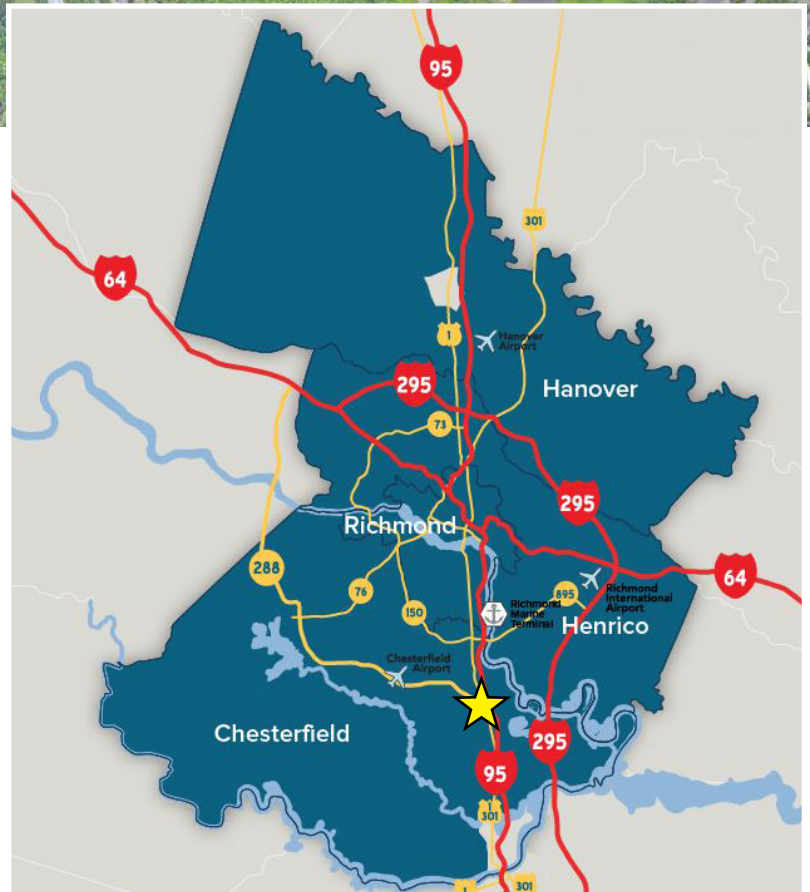
13.7 Miles

Norfolk Marine Terminal

69.5 Miles

Virginia International Gateway

94 Miles



MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.

11,500+
COMPANIES

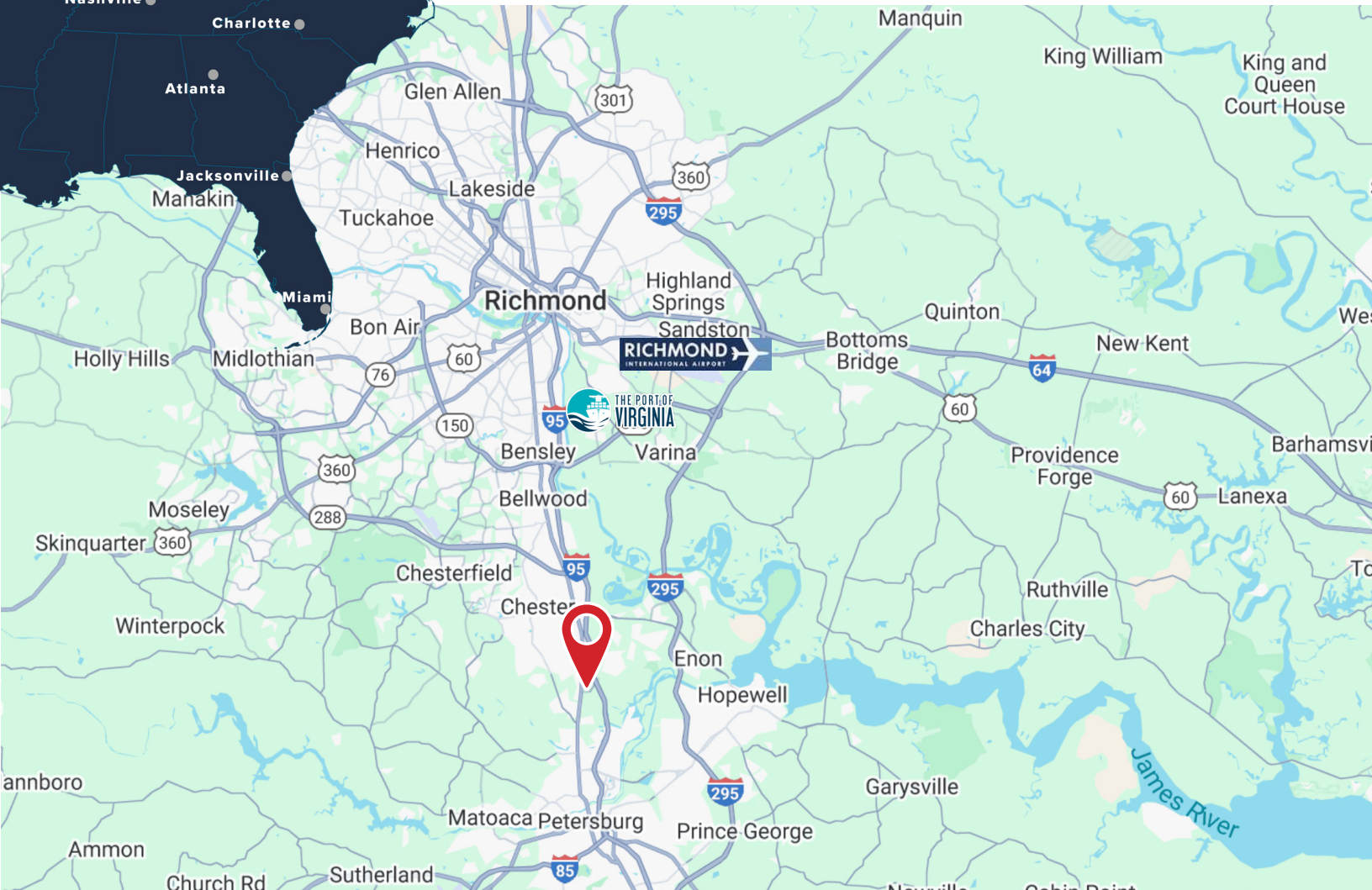
394,825
POPULATION

EASTERN U.S.A.



SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.



FOR SALE | 15904-15920 HAPPY HILL ROAD | CHESTERFIELD, VA 23834