

FOR SALE

1,033± AC

Retail/Office

4100 Springfield Church Lane | Glen Allen, VA 23060



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1.033± AC on Tom Leonard Drive in Short Pump area.
- › B-2C zoning approved in 2003 allowing office/retail uses.
- › Development Status: Site work completed in 2017 for adjacent self storage facility improving the subject property with utility services & storm water retention access. Cemetery on a portion leaving approximately 0.5 AC of developable property. No necessary offsite or storm water improvements anticipated.
- › Public water & sewer at site. 30' drive aisle fronting property & connecting to 60' ROW of Tom Leonard Pkwy.
- › Comprehensive Plan: Located between M-1C properties. Commercial Arterial designation envisions wholesale & retail sales & service.
- › Market: Neighboring 3 acres sold for \$713k/AC in 2016.
- › Parcel Conditions: Stabilized; curb, gutter, crosswalk, asphalt, 2 fire hydrants, free use of BMP
- › **REDUCED PRICE: \$499,000**

FOR MORE INFORMATION:

ETHAN LUSTIG

Sales & Leasing Associate

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RYAN FANELLI

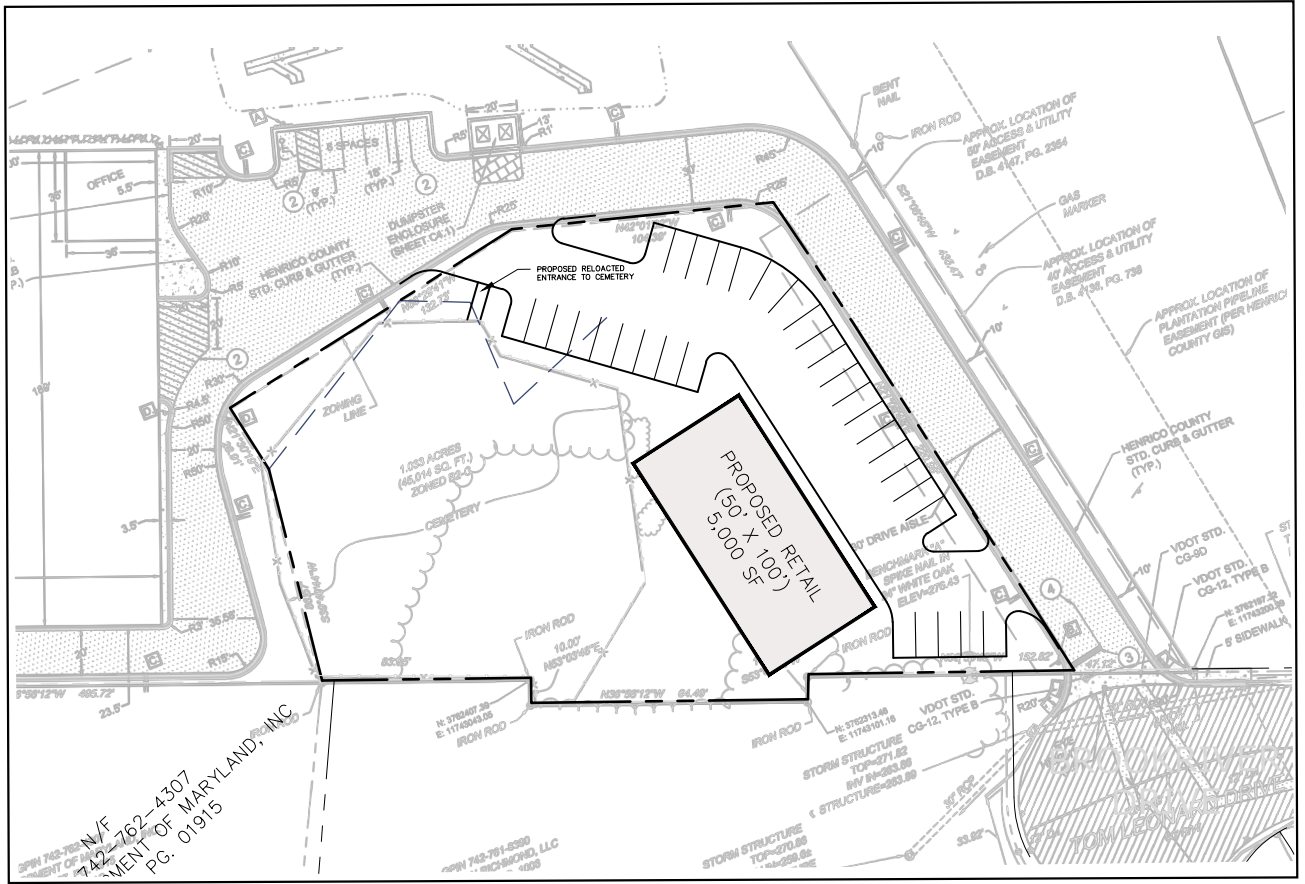
Senior Vice President | Partner

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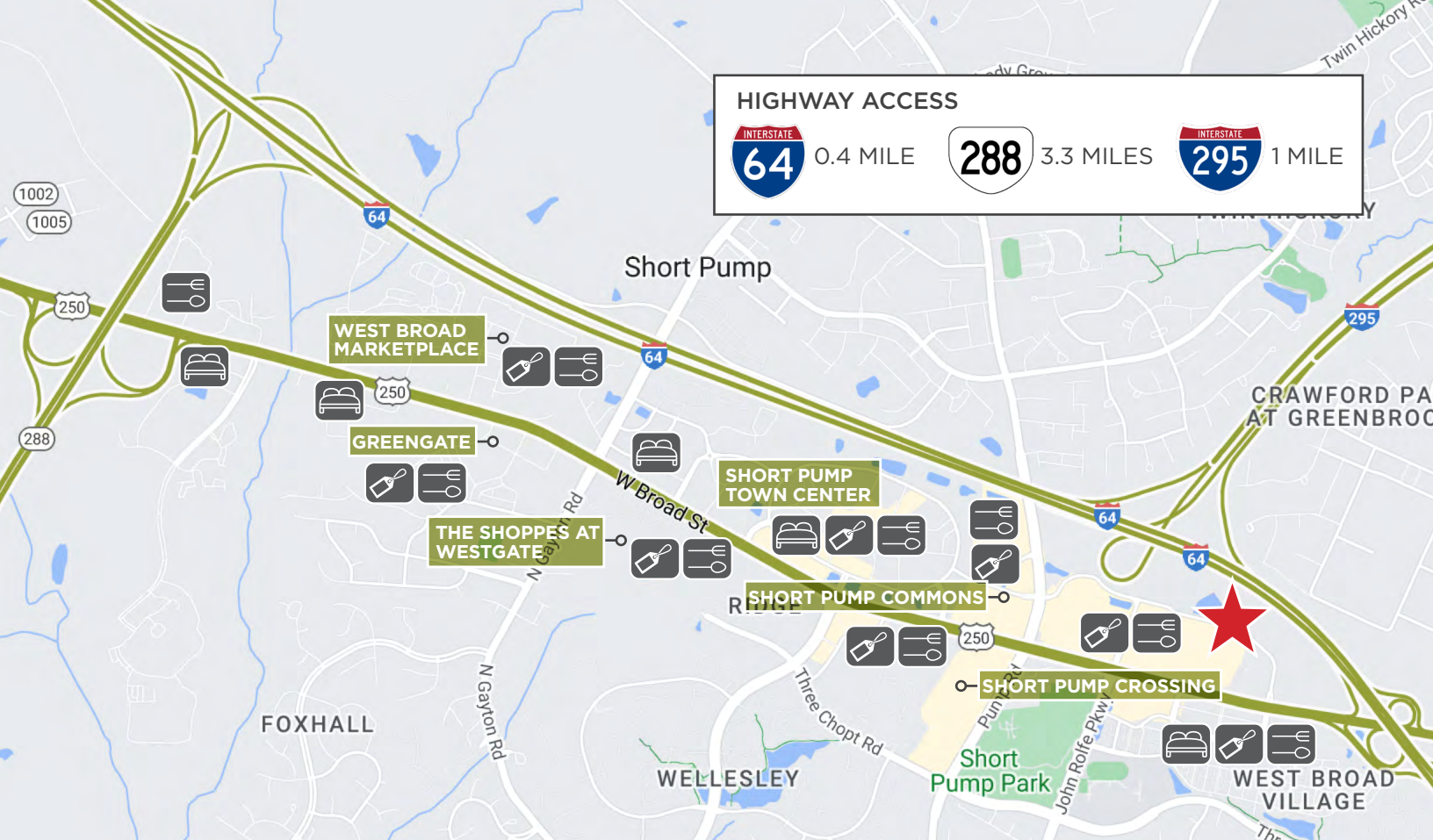
rfanelli@commonwealthcommercial.com

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

SITE PLAN



FOR SALE | 4100 SPRINGFIELD CHURCH LANE | GLEN ALLEN, VA 23060



HIGHWAY ACCESS



0.4 MILE



3.3 MILES



1 MILE

LOCATION IS EVERYTHING



- Aloft Richmond
- Courtyard by Marriot
- Drury Plaza Hotel
- Hilton Richmond Hotel & Spa
- Hyatt House Richmond
- Hampton Inn & Suites
- Home2 Suites
- Homewood Suites
- Richmond Marriott
- Wingate by Wyndham



- Anokha Cuisine of India
- Arby's
- Boathouse
- Bonefish Grill
- Burger Bach
- Buttermilk and Honey
- Capital Ale House
- Casa del Barco
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Chopt
- Chuy's
- Cook Out
- Cooper's Hawk
- CPK
- Dunkin'
- West Coast Provisions
- Firebirds
- First Watch
- Five Guys
- Fogo de Chão
- Jersey Mike's
- Maple Street Biscuit
- McDonald's
- Mellow Mushroom
- Mexico Restaurant
- mezeh
- Nothing Bundt Cakes
- Panera Bread
- Perry's Steakhouse
- Plaza Azteca
- Potbelly
- Olive Garden
- Red Robin
- Red Salt
- Starbucks
- Subway
- Tazza Kitchen
- Texas de Brazil
- Tropical Smoothie
- Jersey Mike's
- Wood and Iron
- World of Beer
- YaYas Cookbook



- acac
- Academy Sports
- ALDI
- Bassett Furniture
- Bass Pro Shops
- Best Buy
- Burlington
- CarMax
- CVS
- DICK'S
- Dillard's
- Duluth Trading
- Five Below
- Golf Galaxy
- Hobby Lobby
- HomeGoods
- Homesense
- Kohl's
- Kroger
- Lowe's
- Macy's
- Michaels
- Orangetheory
- Petco
- PetSmart
- Pottery Barn
- Publix
- REI
- Sierra
- Staples
- Target
- The Container Store
- The Home Depot
- T.J. Maxx
- Tom Leonard's
- Total Wine
- Trader Joe's
- Ulta Beauty
- Verizon
- Walmart
- Wegmans
- Whole Foods
- World Market



- Atlantic Union Bank
- Fulton Bank
- M&T Bank
- SouthState Bank
- TowneBank
- Truist
- United Bank
- Virginia Credit Union
- Wells Fargo Bank