

FOR SALE

1.033± AC

Retail/Office Opportunity

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: \$950,000**

FOR MORE INFORMATION:

BEN BRUNI

Senior Vice President

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RYAN FANELLI

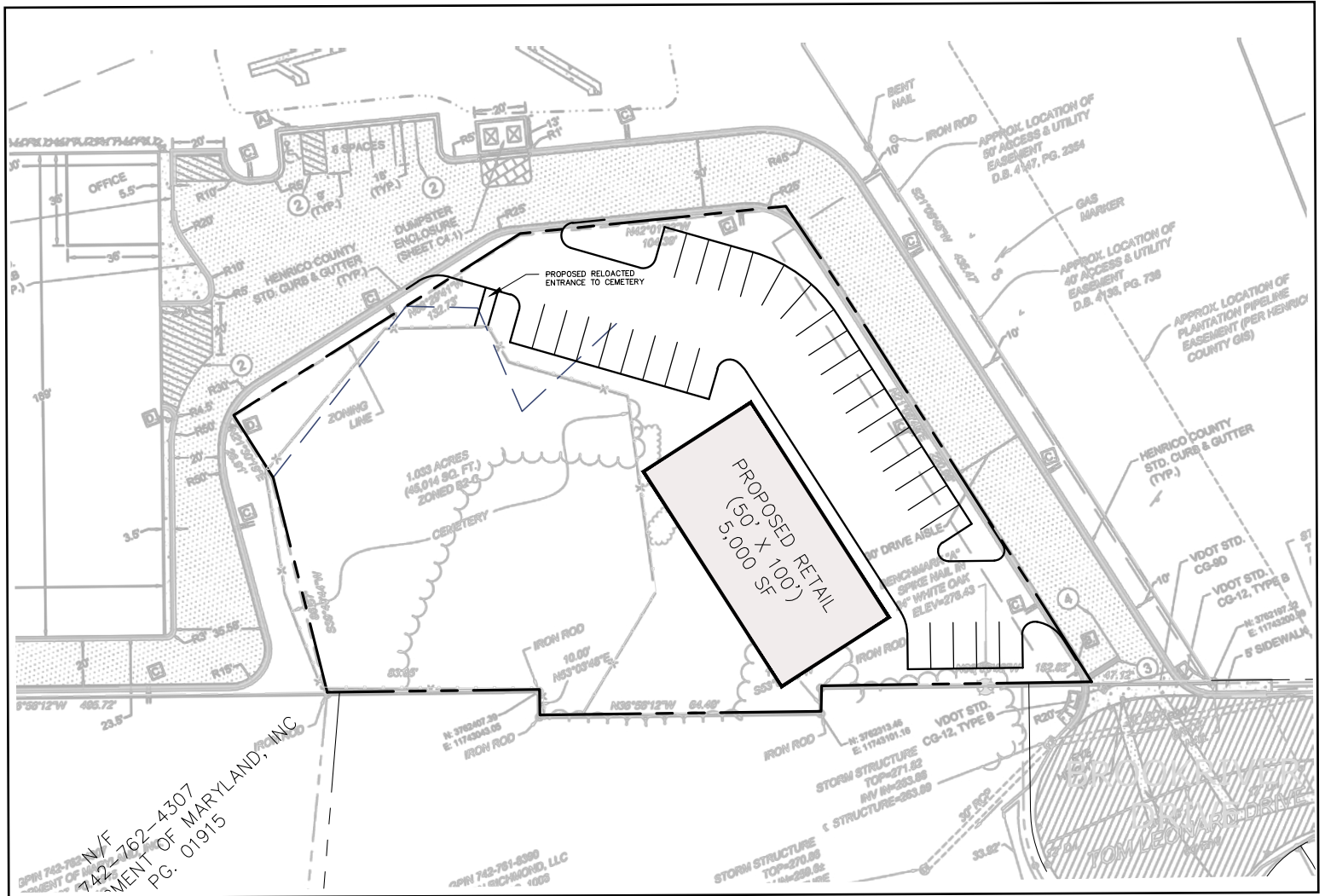
Senior Vice President | Partner

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

SITE PLAN



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	82,000	164,502	361,473
AVERAGE HH INCOME	\$124,017	\$108,789	\$111,549
DAYTIME EMPLOYEE	69,871	135,384	376,921