

FOR SALE

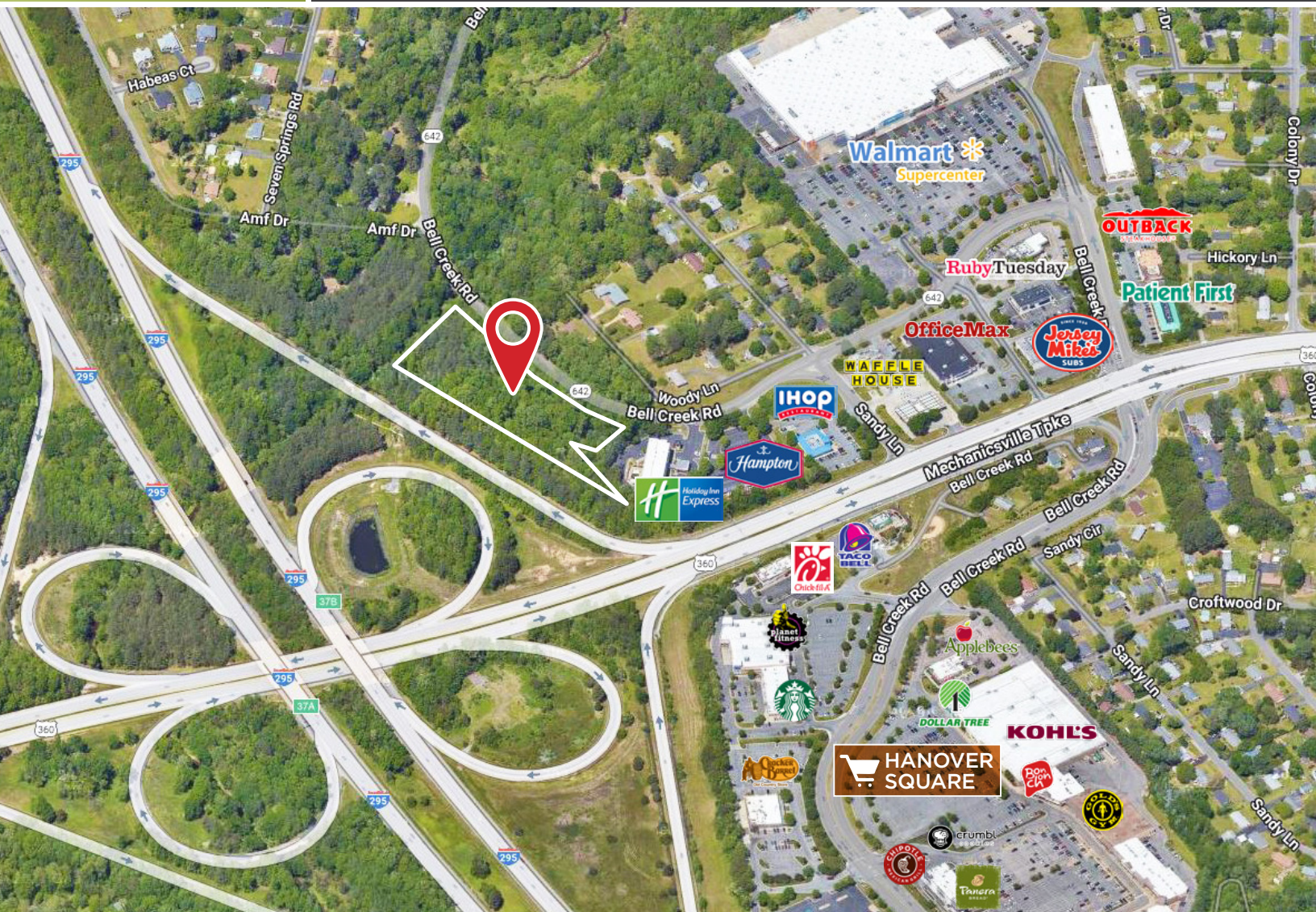
ZONED B-3

Commercial Land

7449-7457 Bell Creek Road | Mechanicsville, VA 23111



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 3.125± Acres
- › Zoned B-3
- › Growing commercial corridor
- › Adjacent US 360/I-295 interchange
- › Public water and sewer lines located on the property
- › Sale Price: \$1,275,000

FOR MORE INFORMATION:

HARTLEY JORDAN

Sales & Leasing Associate

804-964-2391

hjordan@commonwealthcommercial.com

CHIP LOUTHAN, SIOR

Senior Vice President

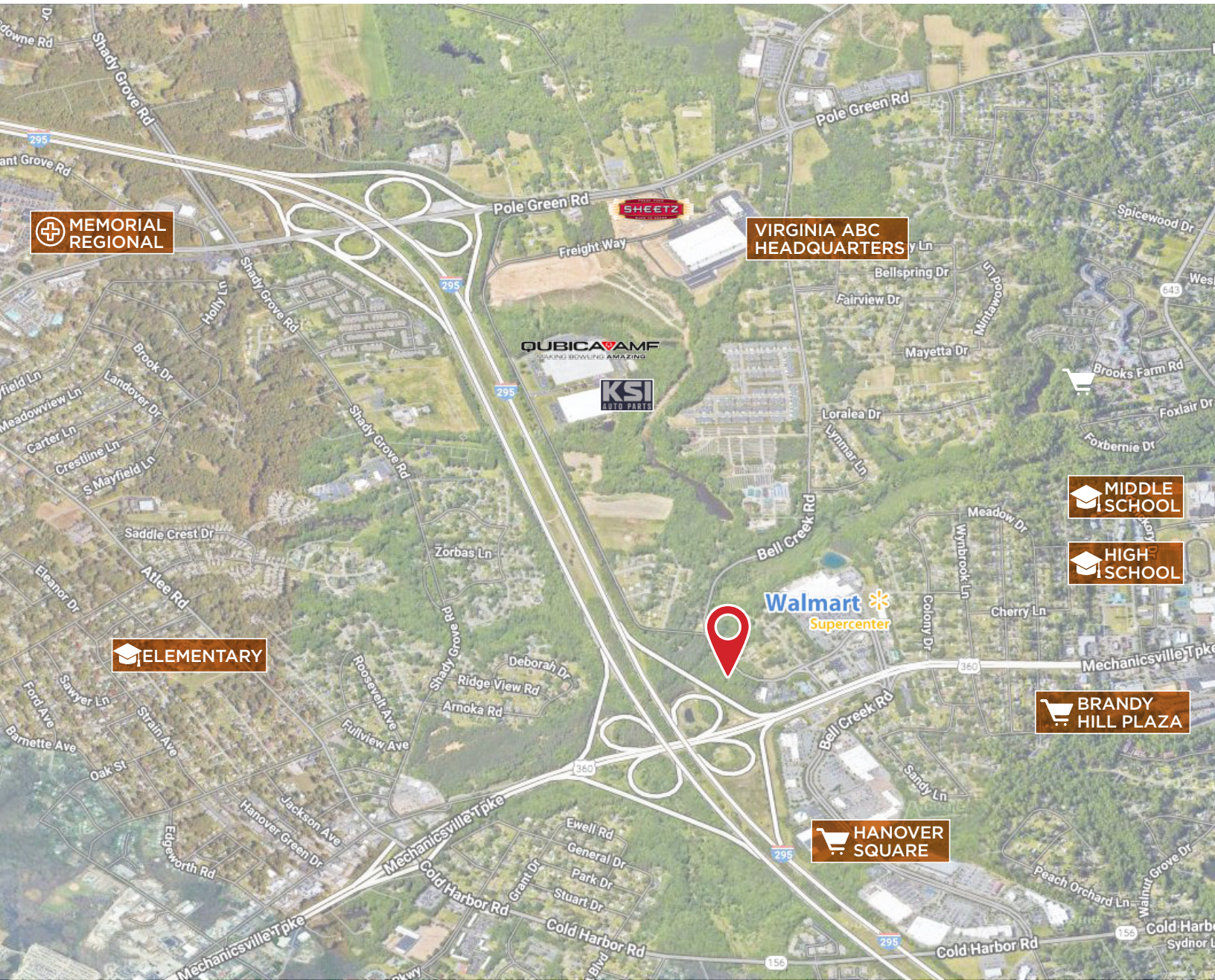
804-324-7206

clouthan@commonwealthcommercial.com

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

ACCESS TO

I-295, Shopping Centers, Hotels, Restaurants, and more!



HANOVER SQUARE

Shopping Center with an estimated 57K+ visits daily / 3M+ visits annually



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,689	37,201	107,058
AVERAGE HH INCOME	\$75,365	\$103,032	\$94,323
MEDIAN AGE	53.1	42.7	41.5

MARKET OVERVIEW

HANOVER SNAPSHOT

5,397+
COMPANIES

\$112,188
HH INCOME

113,549+
POPULATION



A Perfect Choice for Business Success

- > Businesses in Hanover benefit from being located in a community with an award-winning public school system, as well as being centrally located among some of Virginia's most esteemed colleges and universities.
- > 50.64% of the population in Hanover County have an associate's degree or higher. 42.71% have a Bachelor's degree or higher.
- > Hanover County businesses are part of a thriving regional corporate community in the Greater Richmond area. Both Hanover and the region enjoy a diverse economic base which includes 12 Fortune 1000 headquarters, and well-established firms with advanced operations in the pharmaceutical, chemical, biotech, and semiconductor industries.
- > As the result of its proximity to major population centers along the East Coast, Hanover businesses have access to an enviable transportation infrastructure that includes major interstates, rail and port facilities, commercial and municipal airports, foreign trade zones, and overnight delivery hubs.
- > Hanover County has a labor force of 67,651 people, with an unemployment rate of 2.4%.

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.

SOURCE: www.hanovervirginia.com



- > 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.