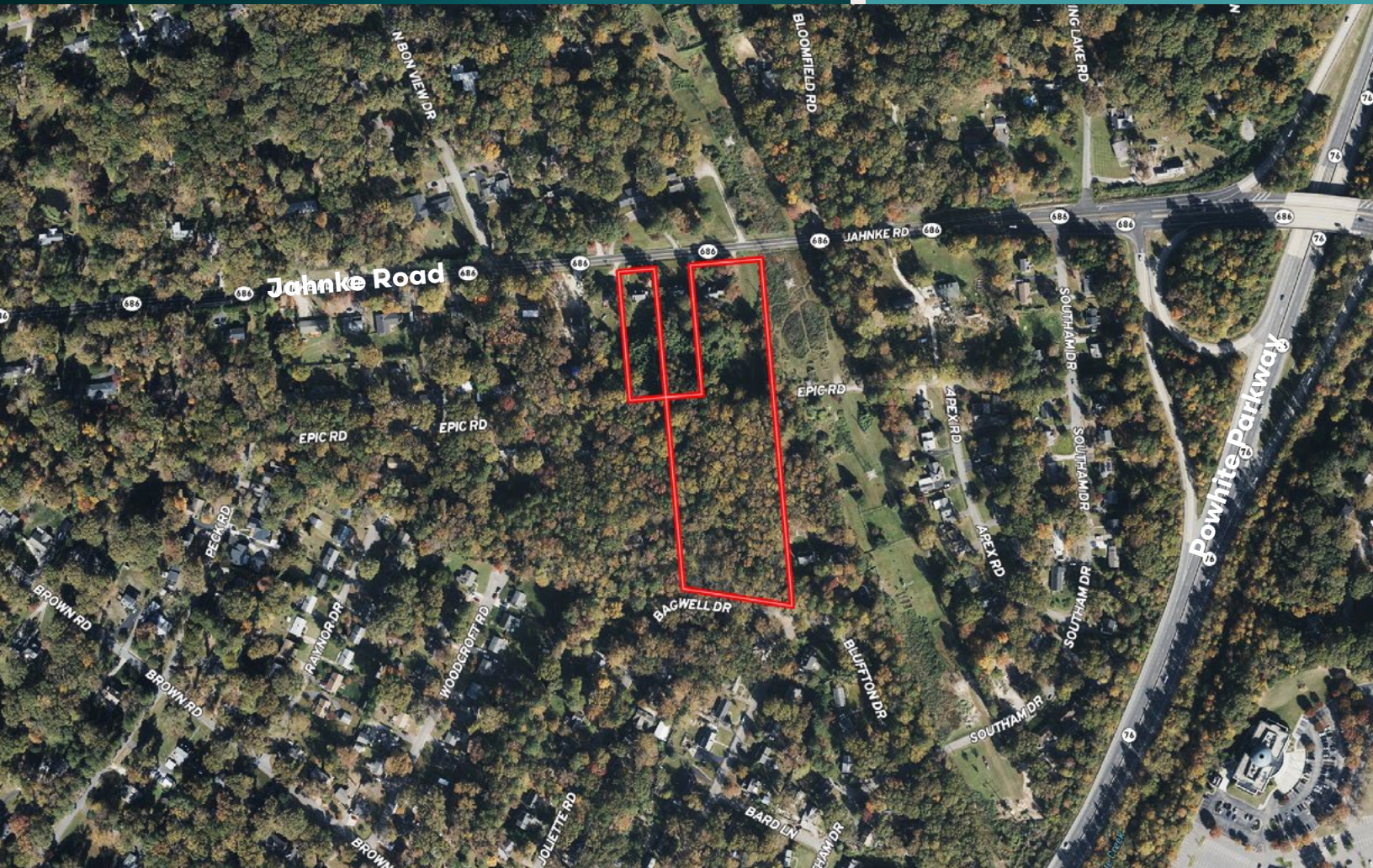


FOR SALE

7817 Jahnke Road
Richmond, VA 23235



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 6.25± Acres in Chesterfield County
- Currently 6 individual lots with road frontage.
Upwards of 12± lots possible. See agent for details
- 2 houses located on property
- Zoned Suburban Community
- Public water and sewer located on site
- Sale Price: \$1,500,000

Demographics	3 mile	5 mile	10 mile
2026 Population	59,705	204,573	712,786
Avg Household Income	\$103,326	\$116,874	\$108,687
Median Age	41.5	39.2	38.8
Daytime Employment	40,267	118,517	437,044

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

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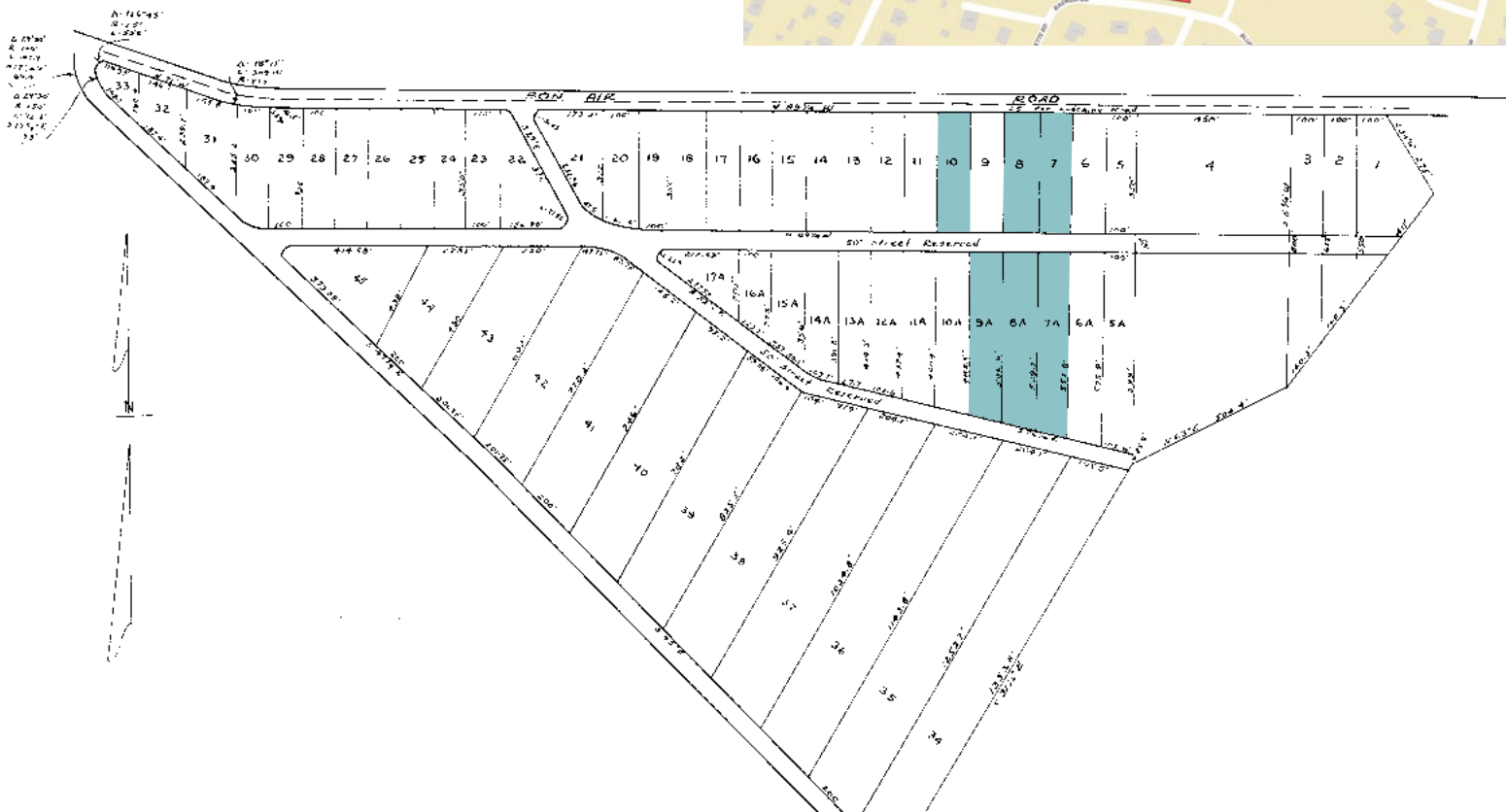
7817 Jahnke Road
2,304 sq ft 3/1.5 beds/baths



7841 Jahnke Road
1,731 sq ft 3/2 beds/baths

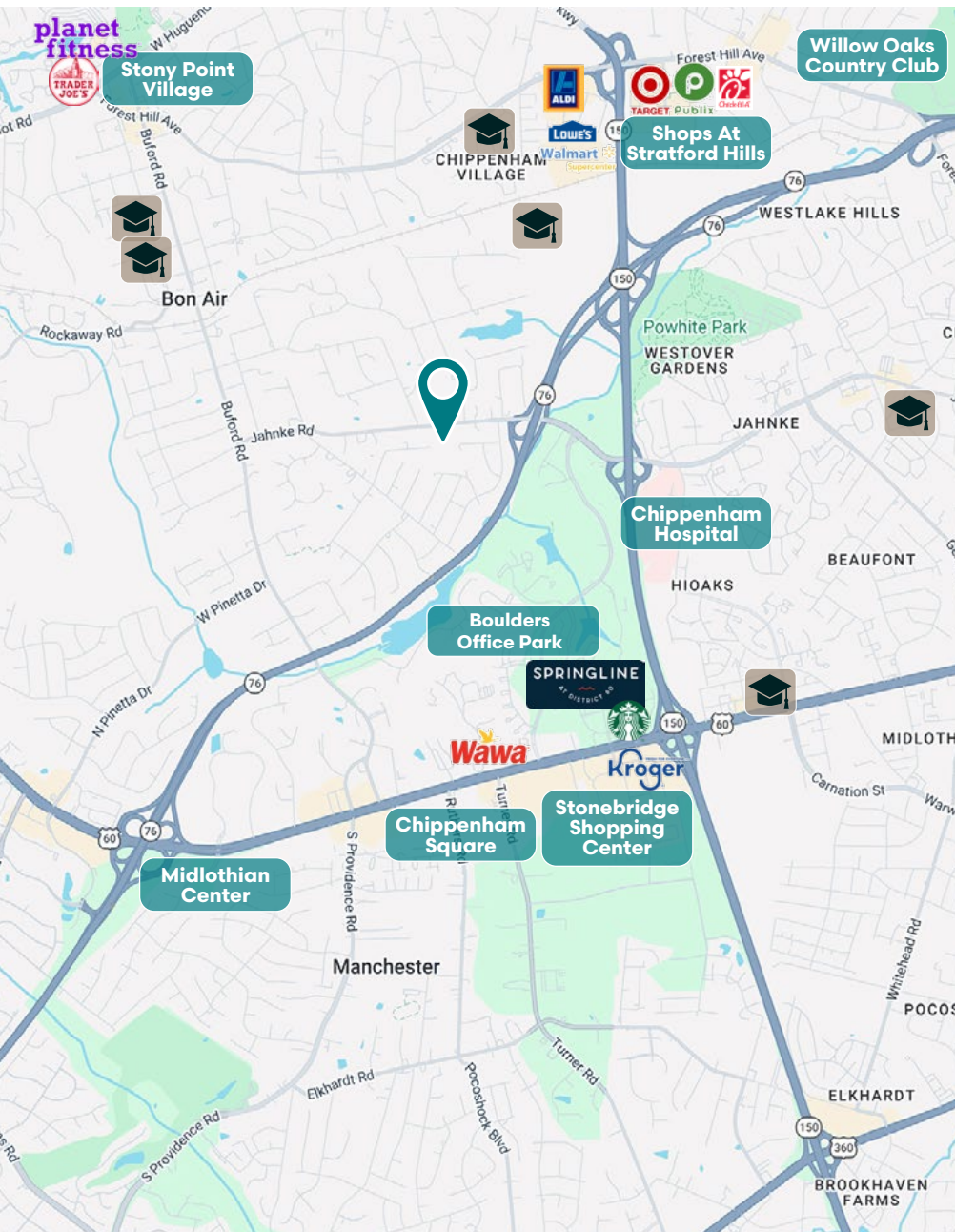


Plat



Surrounding Area

Chesterfield, VA



Walkable streets, trails, and connections to Stonebridge and The Boulders

- ✓ 120,000 SF of retail and restaurants
- ✓ Sports entertainment & tournament venue
- ✓ Two hotels and a future conference component
- ✓ Large central event plaza programmed for concerts, markets, and festivals

Nearby Amenities



Arby's
Baltik's Bagel
Baskin-Robbins
Bella Italian
Bojangles
Burger King
Canasta's Chicken
Captain D's
Chicken Fiesta
Chick-fil-A
Chipotle
Coco + Hazel
Einstein Bros. Bagels
Firehouse Subs
Five Guys
Galley
Gelati Celesti
IHOP
Jason's Deli
Joe's Inn Bon Air
Krispy Kreme
Little Caesars
McDonald's
Mexico Restaurant
Olive Garden
Papa Johns
Panera Bread
Panda Express
Popeyes
QDOBA
Rock Falls Tavern
Royal Farms
Sheetz
Starbucks
Subway
Taco Bell
The Granite Grill
Trader Joe's
Waffle House
Wawa
Wingstop
Zaxbys
Zorch Pizza Parlor



Academy Sports
ALDI
Anytime Fitness
CVS
Dollar Tree
Food Lion
Good Foods Grocery
Great Clips
Hot Yoga Richmond
Kroger
New Grand Mart
Planet Fitness



Chase Bank
Truist
Wells Fargo Bank



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Chesterfield Economic

Some of the biggest brands...



10,400+ Businesses

204,245 Labor Force

394,000+ Residents

\$22.4B Local Economy

Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.

Chesterfield County Public Schools



64,000+ Students
68 Schools

\$1.07B Annual Budget
100% Accredited

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