

**FOR
SALE**

ZONED R-1

Residential Land

8043 Shady Knoll Lane | Mechanicsville, VA 23111



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 11.22 Acres in Hanover's Comprehensive Plan for Suburban Neighborhood Residential which calls for up to 3 dwellings per acre
- › Zoned R-1
- › Road frontage on Shady Grove Road and Shady Knoll Lane
- › Public water and sewer lines located on the property
- › Sale Price: \$850,000

FOR MORE INFORMATION:

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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, Daycares, 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



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.

RECOGNITION FOR HANOVER COUNTY

Forbes.com has ranked Virginia in the top ten every year since 2006

Bloomberg BusinessWeek has identified Hanover County as a **“Top Place to Raise Children”**

In July 2009, **Money Magazine** named Mechanicsville as one of the **“Top 100 Best Places to Live,”** based on economic opportunity, good schools, safe streets, things to do and sense of community in the area.

American City Business Journals ranked Hanover County among the top 50 localities in the United States for quality of life.

QUALITY PUBLIC SCHOOLS

Compared to other school districts in Virginia with a similar student population size, Hanover County surpasses the state average with one of the lowest dropout rates (2.7%) and the highest graduation rate (95.2%) in the region.

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.