

FOR SALE

1.85 ACRES

Urban Land

8305 Bell Creek Road | Mechanicsville, VA 23116



COMMONWEALTH COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1.85± acres available for development
- › Zoned B2
- › Near I-295, Exit 38 (Pole Green Road)
- › Strong retail/medical presence (1.7 miles to Bon Secours Memorial Regional Medical Center)
- › Great access at Pole Green & Bell Creek Road intersection
- › 26,000± VPD - Pole Green at Bartram Springs Drive
- › Sales Price: \$1,100,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,910	38,609	79,861
AVERAGE HH INCOME	\$135,357	\$104,150	\$100,700
DAYTIME EMPLOYEES	1,755	20,826	29,163

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.