

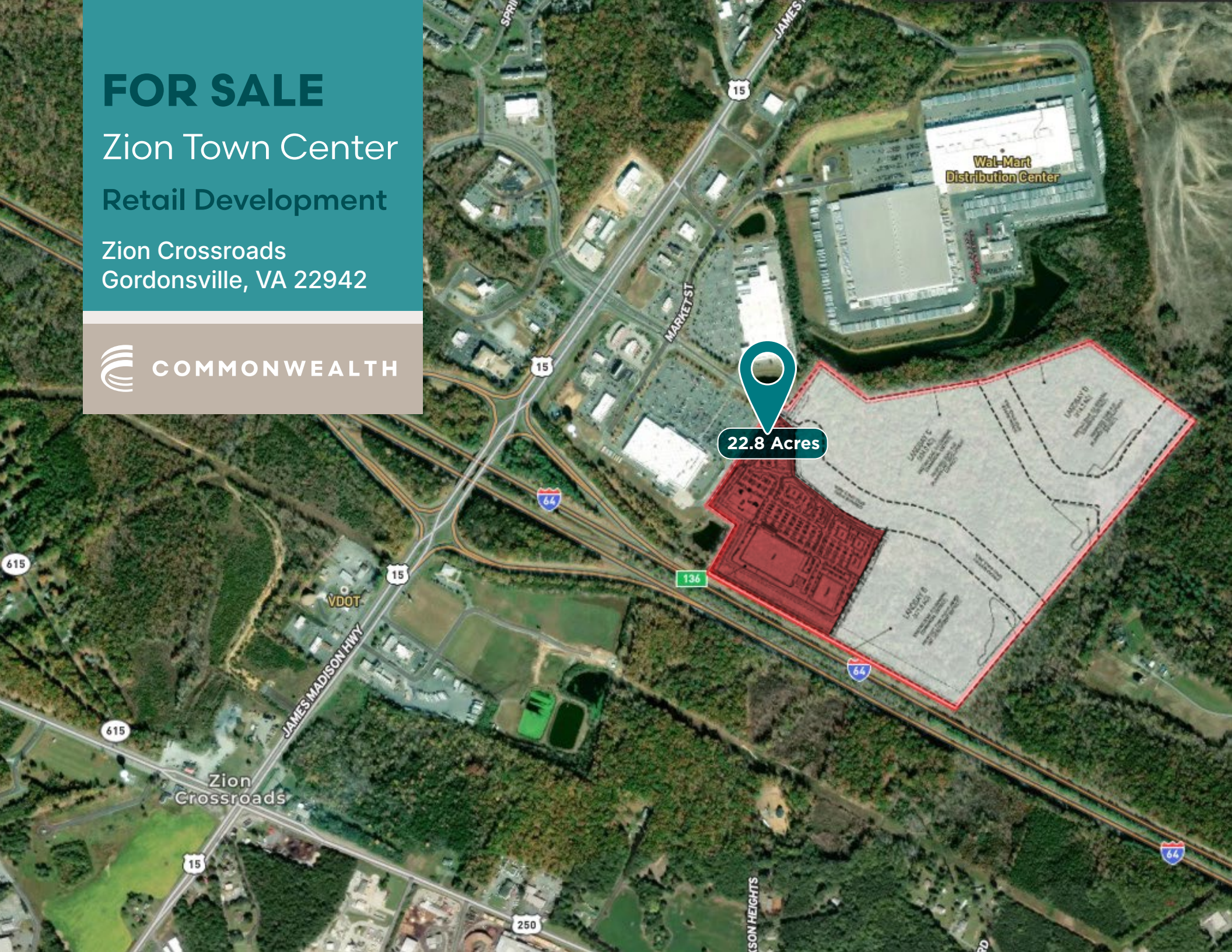
FOR SALE

Zion Town Center Retail Development

Zion Crossroads
Gordonsville, VA 22942



COMMONWEALTH



Zion Town Center

- Rare retail development opportunity in Zion Crossroads
- Potential for big box anchored retail center with outparcels
- Direct visibility to I-64 | 41,000 VPD
- Area retail is 100% leased, with much of the retailer traffic data showing amongst the highest in the state (per Placer.ai)
- Zoned C2 in Louisa County's Growth Area Overlay District, in the Comprehensive Plan for Mixed-Use
- Adjacent property owner of the proposed residential development

Demographics	1 mile	3 mile	5 mile
2026 Population	1,232	5,476	9,574
Avg HH Income	\$136,877	\$129,502	\$124,714
Daytime Employees	1,401	1,809	2,397

For More Information:

Jim McVey

Senior Vice President | Partner

o: 804-433-1824

jmcvey@commonwealthcommercial.com

Todd Buttner

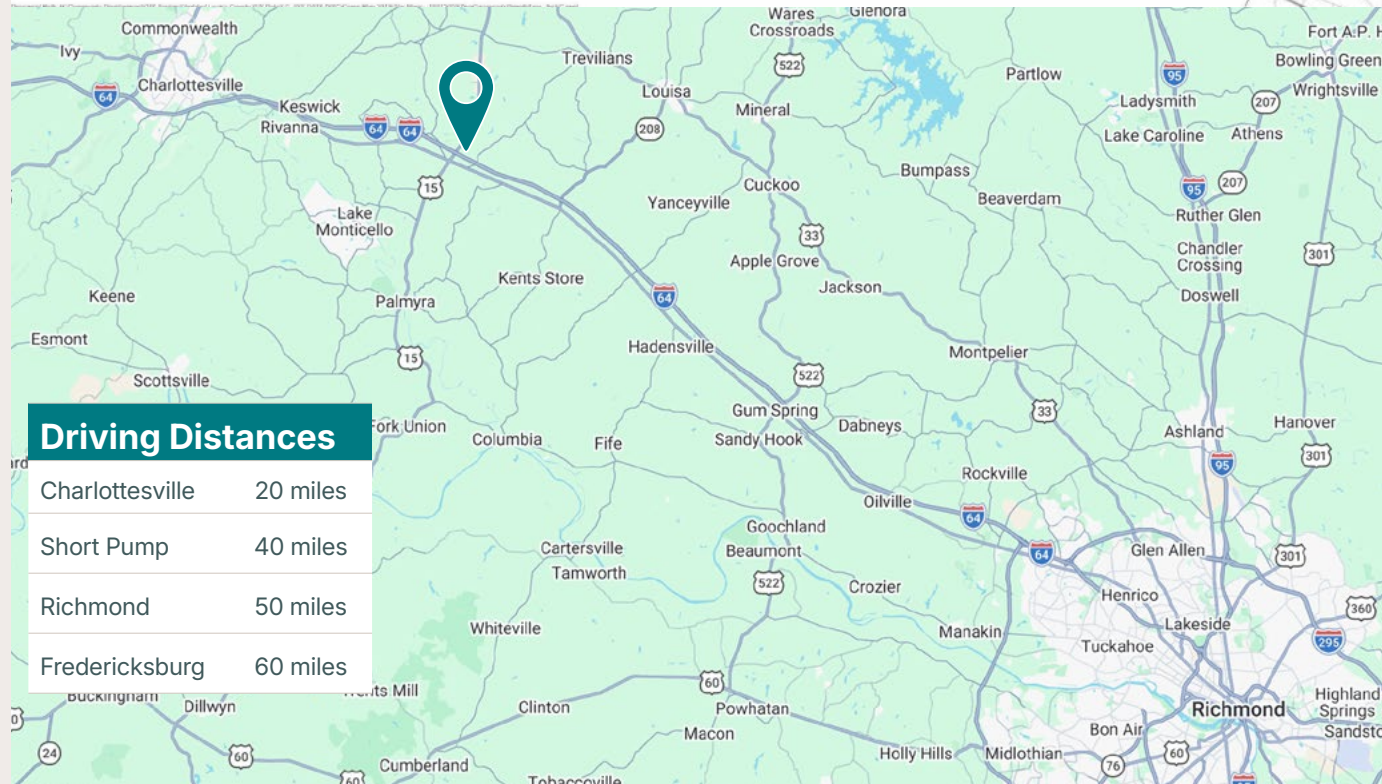
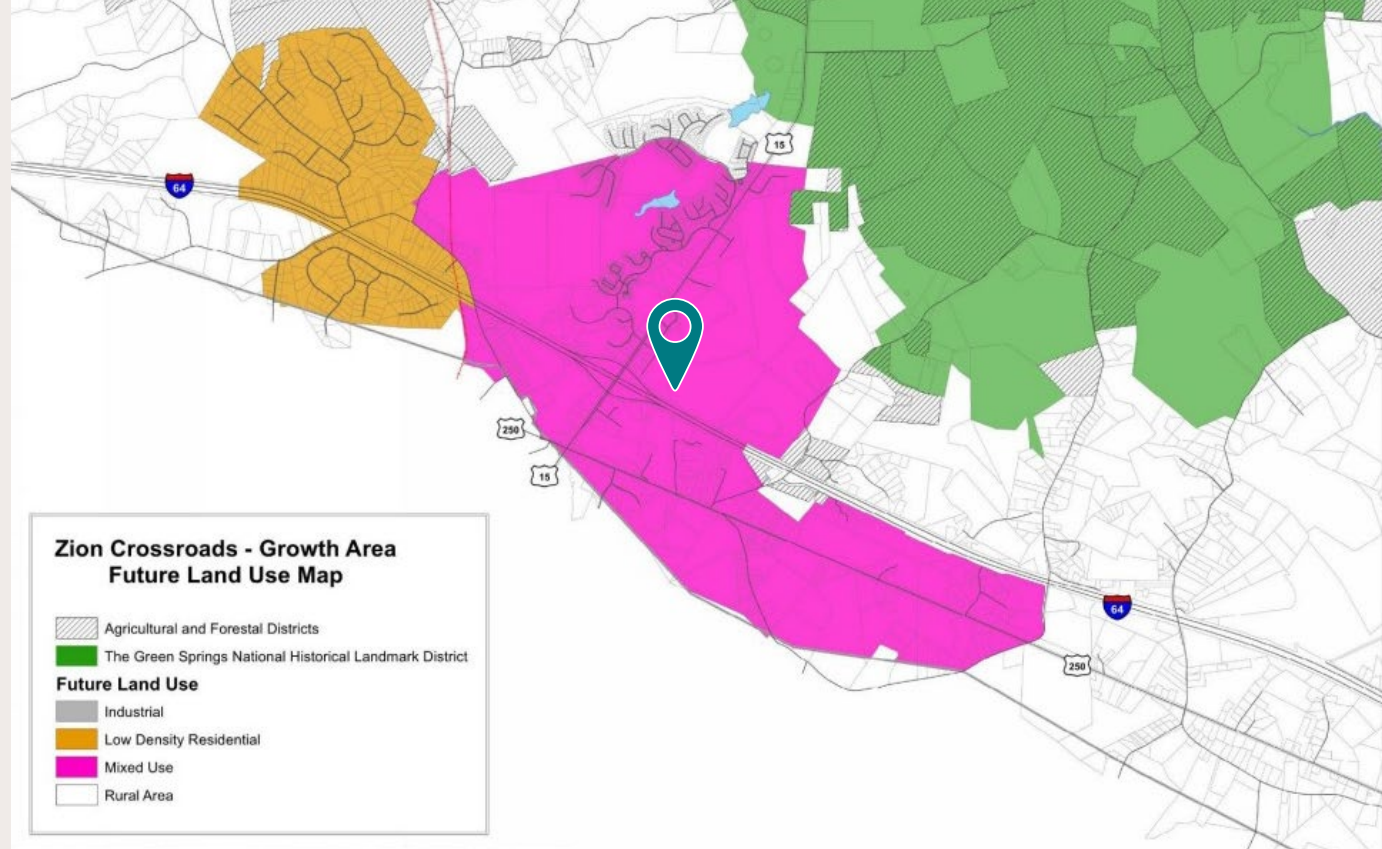
Senior Associate

o: 804-793-0059

tbuttner@commonwealthcommercial.com

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 4198 Cox Road, Suite 200
Glen Allen, VA 23060
o: 804-346-4966
commonwealthcommercial.com



Zion Crossroads Snapshot

Zion Crossroads is a rapidly growing commercial and residential hub in Central Virginia, ideally positioned along the I-64 corridor between Richmond and Charlottesville. With strong transportation access, expanding infrastructure, national retailers, and continued mixed-use development, the area has emerged as one of the region's most attractive destinations for business investment and population growth.

Spring Creek
950 Acre Gated
Community -
one of the
area's premier
master-planned
neighborhoods



EXIT 136

INTERSTATE
64

Walmart
Supercenter

Zion Town
Center



EXXON



Zion
Crossroads

41,000± VPD

26,000± VPD