

# FOR SALE

0.927± ACRES

# Development Opportunity

## Cold Harbor Road | Mechanicsville, VA 23111



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 0.927± Acre Development Opportunity located in the Mechanicsville submarket of Hanover County
- › Additional acreage available
- › Strong corner proximity to Cold Harbor Road (Route 156) and Creighton Road with nearby traffic counts exceeding 12,000+ vehicles per day
- › Positioned near planned retail growth, including a Wawa convenience store development directly across from the site
- › Zoned R-1
- › Strong household incomes and residential demographics
- › Sale Price: \$399,000

### FOR MORE INFORMATION:

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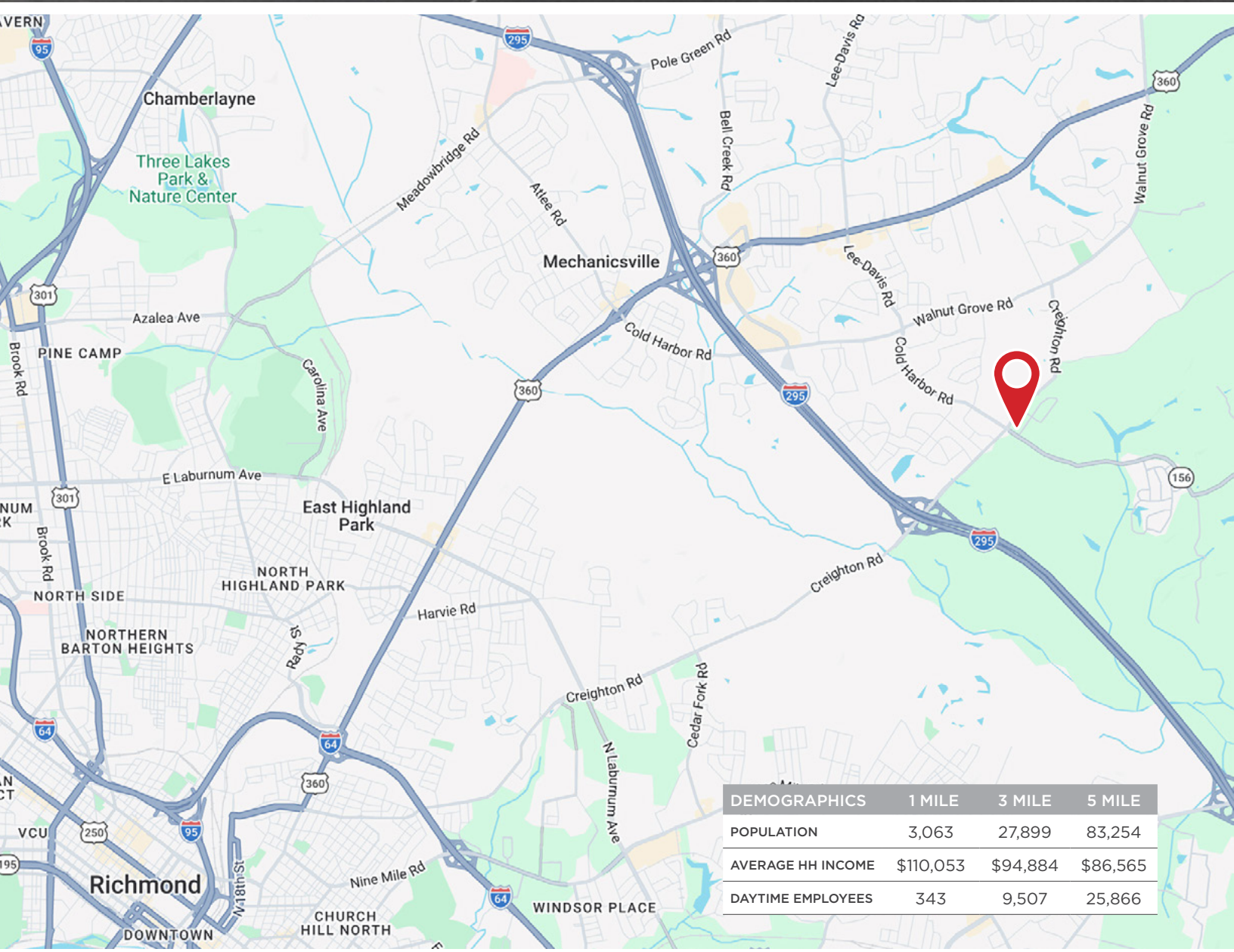
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



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# MARKET OVERVIEW

## HANOVER SNAPSHOT



### 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%.



### HANOVER SQUARE

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



SOURCE: [www.hanovervirginia.com](http://www.hanovervirginia.com)

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