

# FOR LEASE

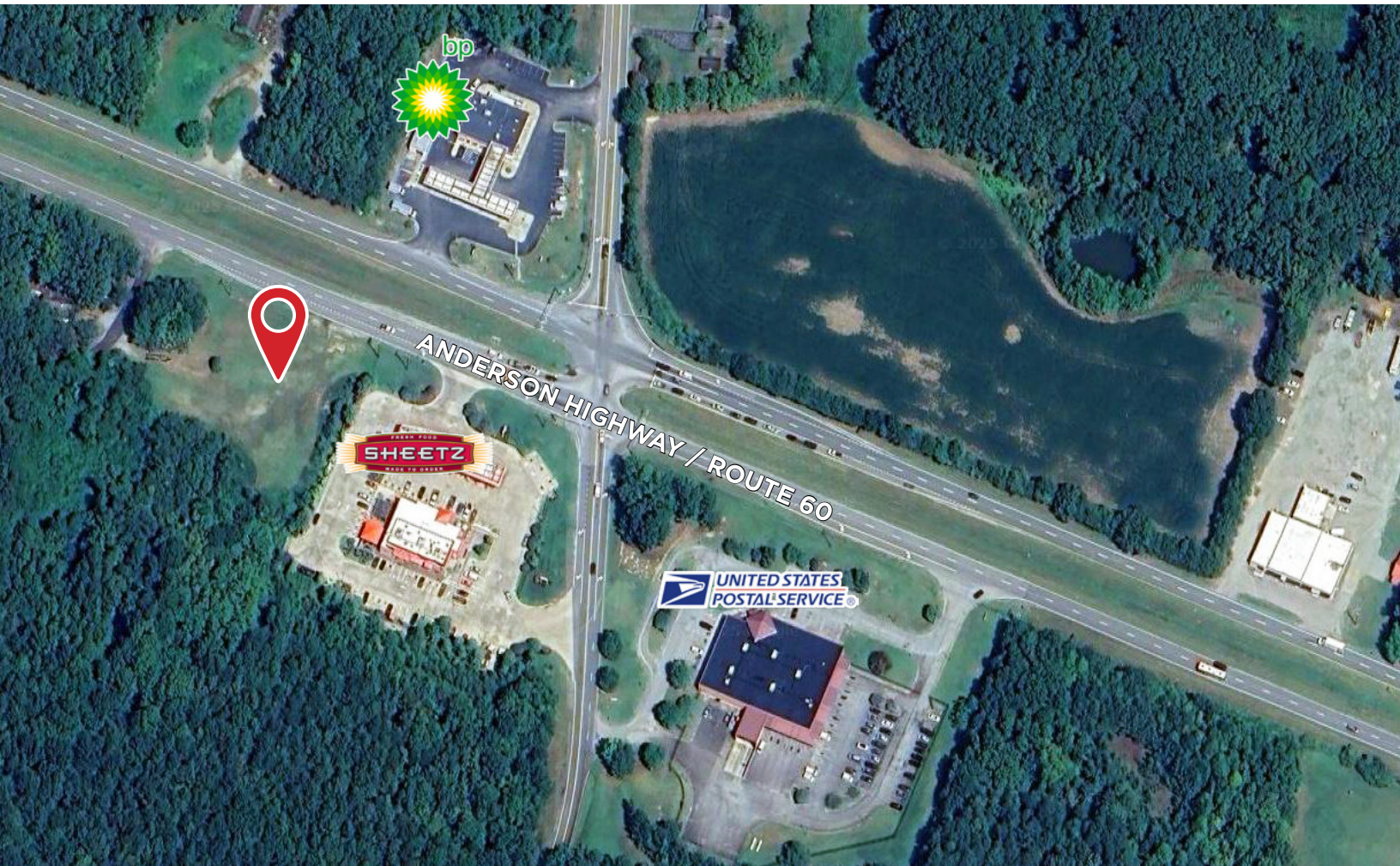
1.5 ACRES

## Urban Land

Route 60 and Emanuel Church Road | Powhatan, VA 23139



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 1.5± acre pad site
- › Adjacent to Sheetz
- › Traffic count: 20,000± VPD - Route 60

DEMOGRAPHICS	3 MILE	5 MILE
POPULATION	4,167	10,694
AVERAGE HH INCOME	\$119,154	\$119,146

#### FOR MORE INFORMATION:

##### MORGAN TRIBLE

Vice President

804-433-1822

mtrible@commonwealthcommercial.com

##### LIZ GRAY

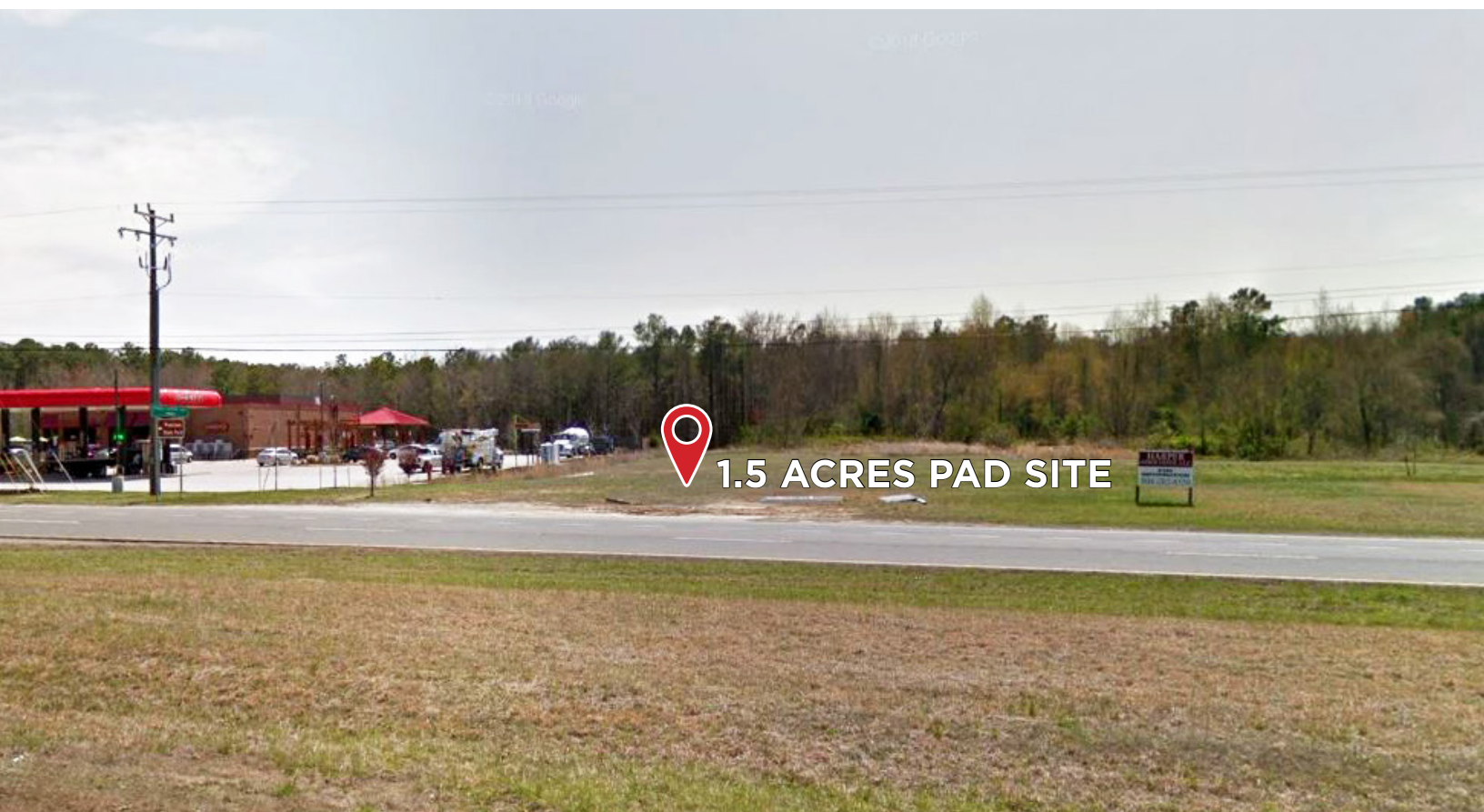
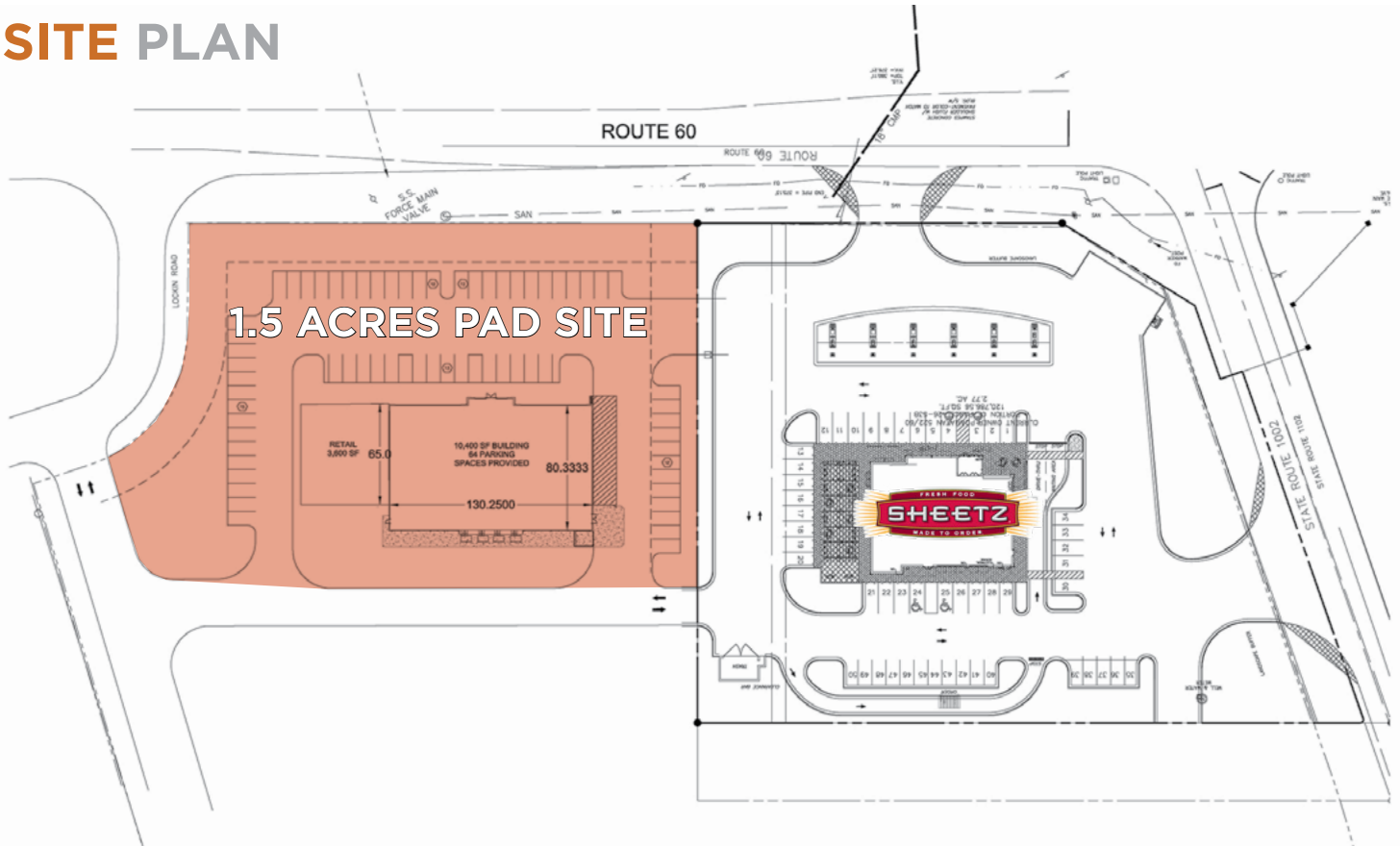
Senior Associate

804-433-1814

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

# SITE PLAN



FOR LEASE | ROUTE 60 & EMANUEL CHURCH ROAD | POWHATAN, VA 23139