

RETAIL DEVELOPMENT SITE

4.63± AC AVAILABLE

Zion Crossroads, VA



For more information:



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

JIM MCVEY

Senior Vice President | Partner
804-433-1824
jmcvey
@commonwealthcommercial.com

TODD BUTTNER

Senior Associate
804-793-0064
tbuttner
@commonwealthcommercial.com

LIZ GRAY

Senior Associate
804-433-1814
lgray
@commonwealthcommercial.com

HARTLEY JORDAN

Sales & Leasing Associate
804-964-2391
hjordan
@commonwealthcommercial.com

PROPERTY HIGHLIGHTS

- › Retail development opportunity in Zion Crossroads
- › VPD = 19,000 on US Route 15 and 22,000 on Interstate 64
- › Ideal standalone box site
- › Adjacent Crossing Pointe mixed-use development now underway, with retail and residential
- › Seller will deliver road access from both Route-250 and Route-15
- › Sale Price: \$1,625,000

DESIGNATED GROWTH AREA

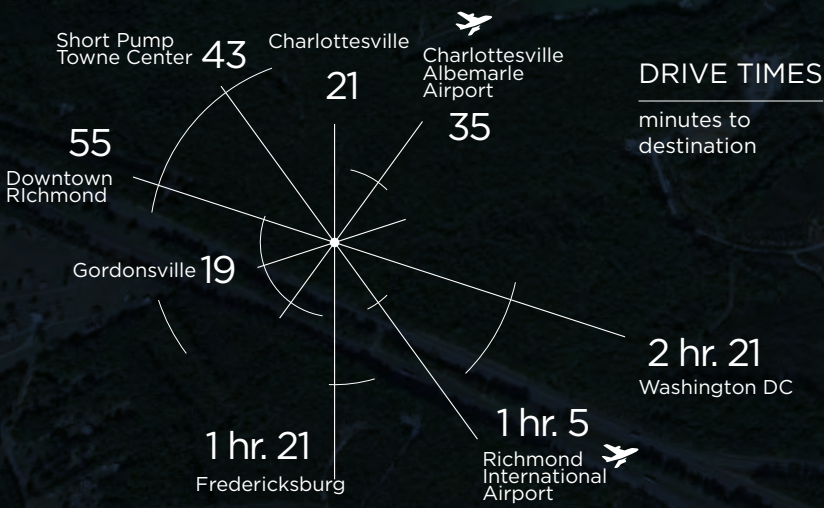
The [Louisa County 2040 Plan](#) aims to manage growth through concentrated development activity. The county specifically aims to use Designated Growth Areas to manage development and preserve the county's rural characteristics. The subject property falls within the Zion Crossroads Designated Growth Area and calls for mixed use development.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,456	6,393	29,232
AVERAGE HH INCOME	\$115,560	\$122,753	\$127,133
DAYTIME EMPLOYEES	440	1,380	5,320



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

RETAIL MAP/DRIVE TIMES



THE SHOPPES AT SPRING CREEK

- Arby's
- SUBWAY
- verizon
- Made In Asia
- Little Caesars pizzapizzat
- SHEETZ
- HC
- Checkers