

FOR SALE

23196 Richmond Tpke Ruther Glen, VA 22546



Exclusive Agent:

Kevin E. Cox
804.521.1468
kevin@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
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- 10.06 Acres Total
- Active Motel & Convenience Store
- Warehouse/Shop with Large Graveled Lot in Rear
- Zoned B-1/M-1/RP
- ~ 12 Miles to I-95
- FOR SALE: \$1,500,000

PORTER
R E A L T Y

CORFAC
INTERNATIONAL

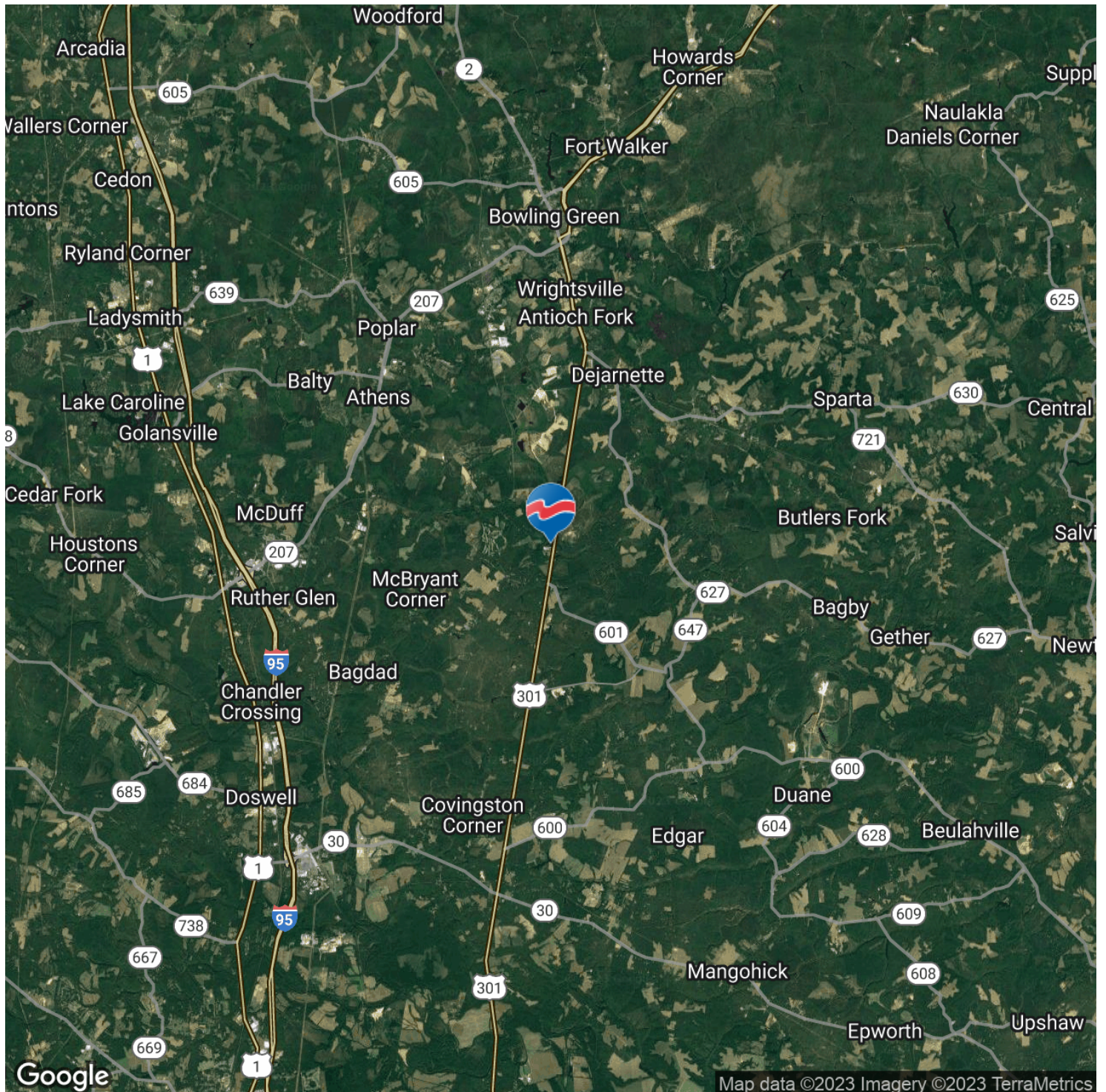
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Land For Sale



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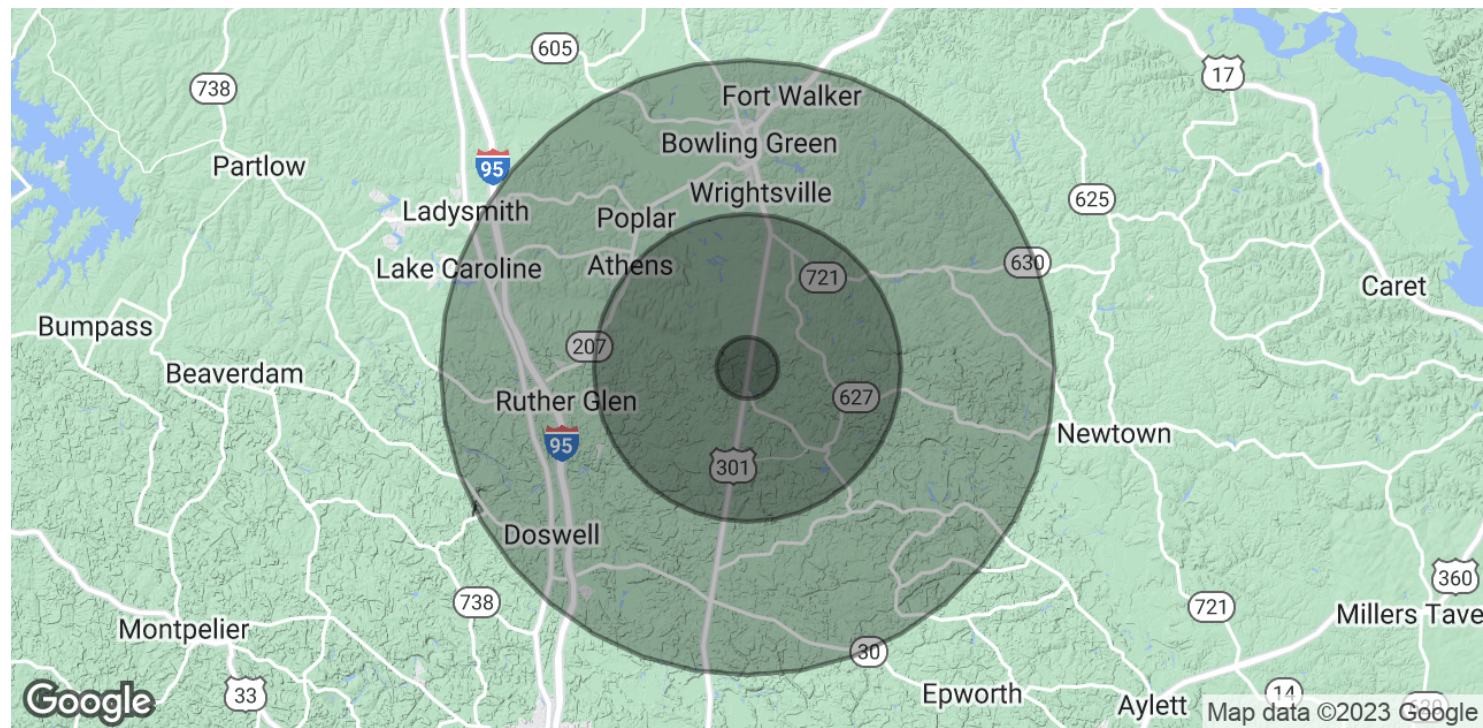


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Land For Sale



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	203	4,100	16,389
Average Age	40.3	41.2	42.3
Average Age (Male)	37.1	38.9	43.5
Average Age (Female)	41.4	41.9	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	78	1,624	7,085
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$98,231	\$88,714	\$79,772
Average House Value	\$229,211	\$217,946	\$216,581

* Demographic data derived from 2020 ACS - US Census

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