



POWHATAN LAND - 6.9 ACRES

2610 ANDERSON HIGHWAY | POWHATAN, VA 23139

FEATURES

- **6.9 Acre Prime Development Site for Sale or Lease.**
- Located in the heart of Powhatan Retail Submarket, with direct frontage on highly traveled Anderson Highway (Route 60).
- High traffic volume.
- Across from CVS Pharmacy and McDonald's.
- Adjacent to Sheetz, and Bruster's.
- Zoning: Commerce Center.
- Located 7 miles west of Route 288 and Westchester Commons.
- Over \$146,000 average household income in 10-mile radius.

SPACE TYPE	Land for Sale or Lease		
AVAILABLE SPACE	±6.9 AC		
ASKING PRICE	Ask agent		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	6,220	15,502	86,572
Avg HH Income	\$121,152	\$127,577	\$146,760
Daytime Employment	2,165	3,781	19,178
Traffic Count	27,000 VPD on Anderson Hwy		

* Detailed demographics upon request



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Taylor Long
PROPERTIES
Commercial Real Estate

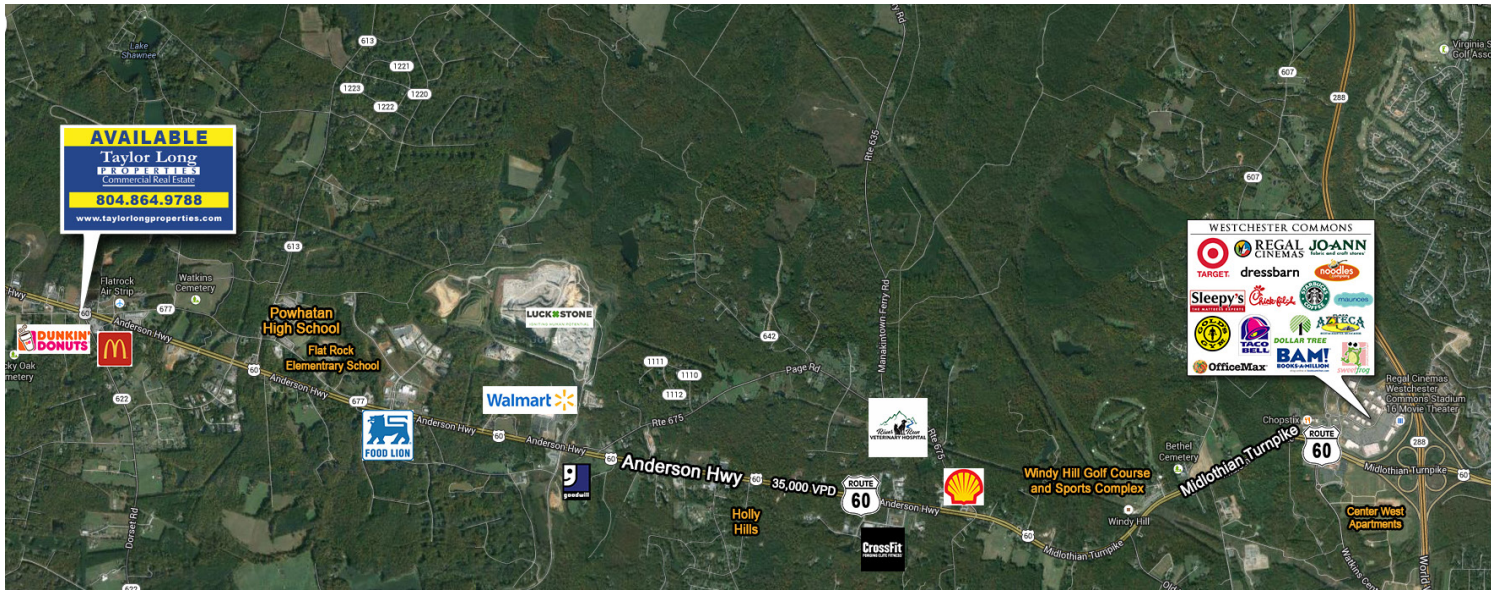


LOT DIMENSIONS





AERIAL



PARCELS

