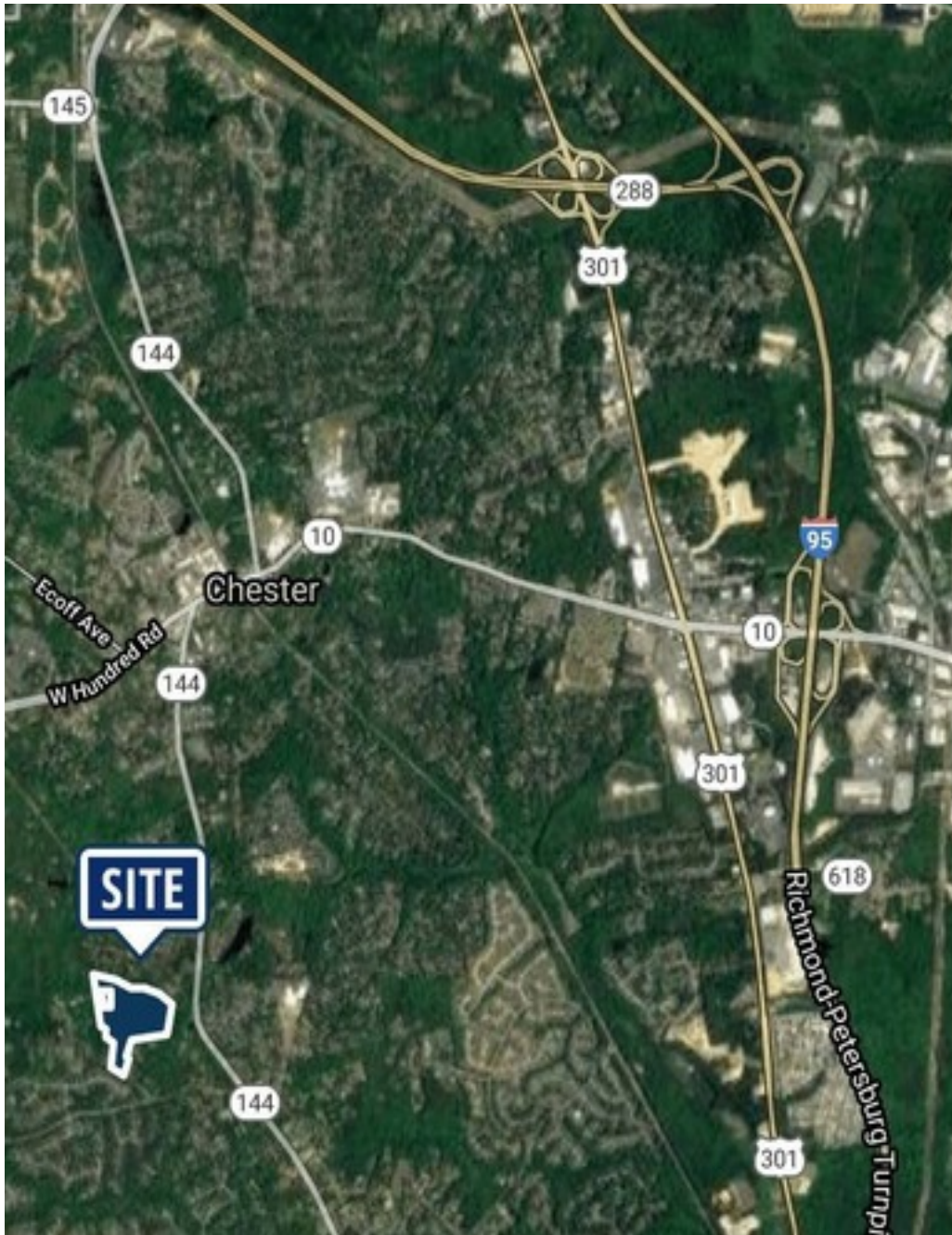


# FOR SALE



## 36 ACRES FOR RESIDENTIAL DEVELOPMENT IN CHESTER

13225 OLD HAPPY HILL ROAD  
CHESTER, VA 23831

FOR MORE INFORMATION, PLEASE CONTACT:

**ANDREW THACKER**  
SENIOR ASSOCIATE

804.944.9271

C. 804.357.6075

ATHACKER@SLNUSBAUM.COM

# PROPERTY SUMMARY

13225 OLD HAPPY HILL ROAD, CHESTER, VA 23831



## OFFERING SUMMARY

Lot Size: 36 Acres

## PROPERTY OVERVIEW

**36 Acres for Residential Development in Chester**

## PROPERTY HIGHLIGHTS

- Close proximity to Route 288 and I-95
- Master Planned Residential
- Close to 301 and Route 10 intersection
- Located near major retailers: Kroger, Target, Walmart, Lowes, Big Lots, Food Lion, Ross, TJ Maxx

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SENIOR ASSOCIATE

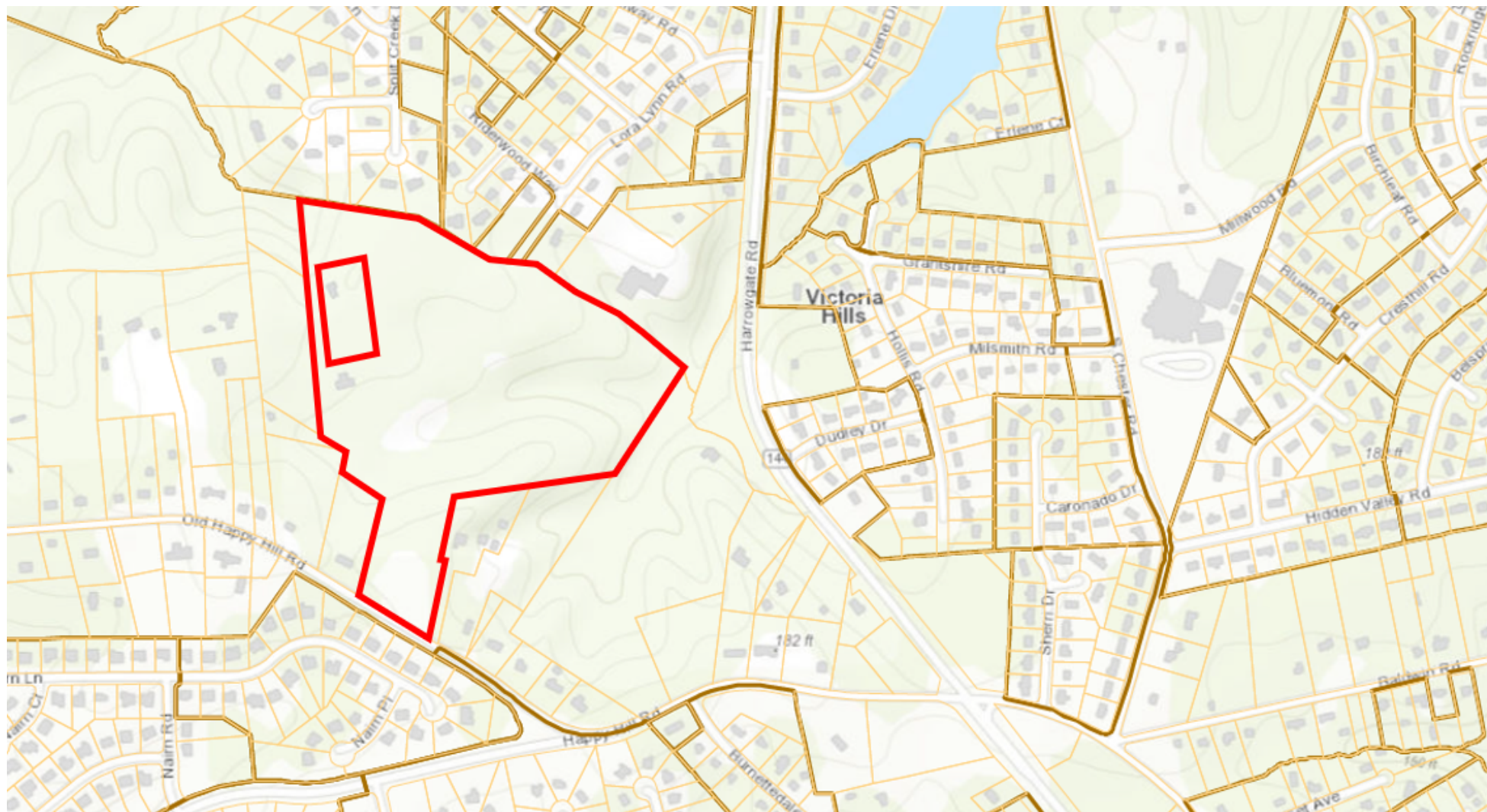
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# GIS MAP

13225 OLD HAPPY HILL ROAD, CHESTER, VA 23831



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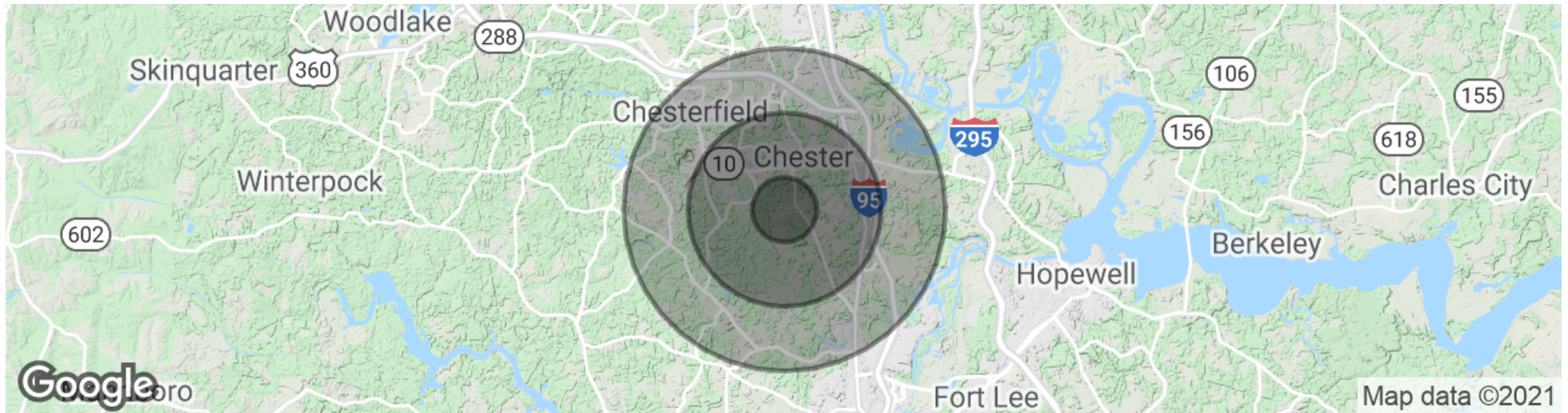
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# DEMOGRAPHICS MAP & REPORT

13225 OLD HAPPY HILL ROAD, CHESTER, VA 23831



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,442	38,108	75,107
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,670	14,322	27,926
Average HH Income	\$104,102	\$91,574	\$88,514

\* Derived from 2020 ESRI data.

<b>TRAFFIC COUNTS</b>	<b>VPD</b>
Harrowgate Road	11,000
W Hundred Road	34,000
I-95	104,000

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# CONTACT ME

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