

FOR SALE



OAKBRIDGE OFFICE CONDOS

1583 STANDING RIDGE RD
POWHATAN, VA 23139

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

1583 STANDING RIDGE RD, POWHATAN, VA 23139

 **S.L. NUSBAUM Realty Co.**
Since 1906.



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	2,200 - 6,000 SF
Year Built:	2020
Zoning:	Commercial

PROPERTY OVERVIEW

Medical/Office condo pads for sale within the Oakbridge Business Park

PROPERTY HIGHLIGHTS

- Pads are zoned and ready for construction
- Great opportunity for owner/users and investors
- Just minutes from Westchester, a 225,000 SF mixed-use development

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

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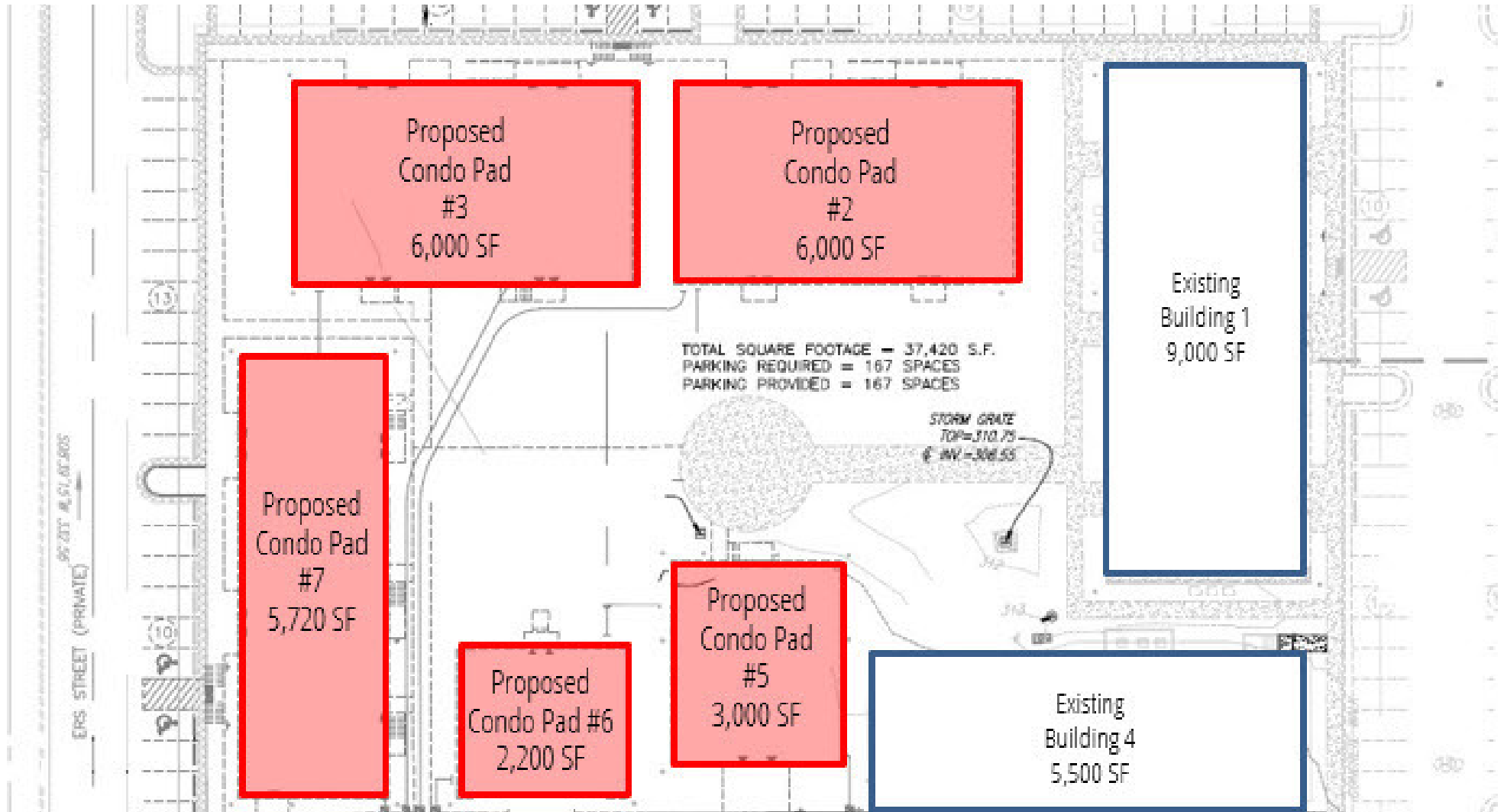
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

SITE PLAN

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SITE PLAN | 3

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AREA OVERVIEW

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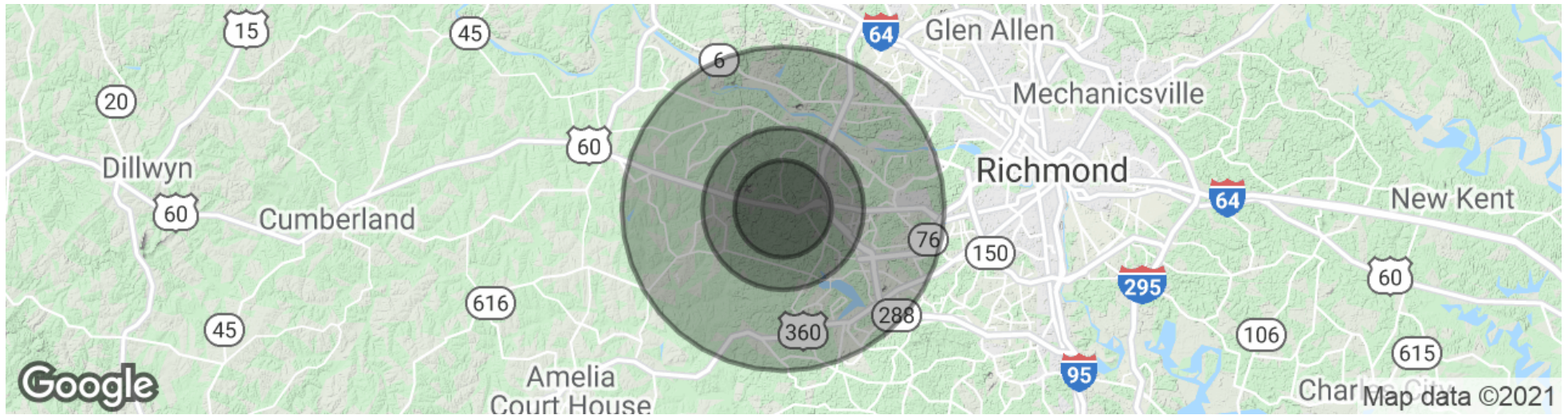
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DEMOGRAPHICS MAP & REPORT

1583 STANDING RIDGE RD, POWHATAN, VA 23139



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,631	28,992	198,240
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,762	10,737	74,238
Average HH Income	\$133,044	\$141,332	\$121,879

* Based on 2020 ESRI data

TRAFFIC COUNT	VPD
Anderson Hwy/Rt 60	35,000

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CONTACT US

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