

# FOR SALE

 S.L. NUSBAUM Realty Co.  
Since 1906.



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

2024, 2026, 2100, 2115 OSBOURNE ROAD  
CHESTER, VA 23831

FOR MORE INFORMATION, PLEASE CONTACT:

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# PROPERTY SUMMARY

2024, 2026, 2100, 2115 OSBORNE ROAD, CHESTER, VA 23831



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	17.11 Acres
Zoning:	Agricultural

## PROPERTY OVERVIEW

Located off I-95 between Rt 288/I-95 and Rt 10/I-95 Intersections

## PROPERTY HIGHLIGHTS

- Water & sewer available
- Master planned for Suburban Residential II
- Adjacent to 200 new luxury apartments - The Jane at Moore's Lake - with Phase II coming soon
- Cinema Cafe' under construction - scheduled for completion in Q3 2020

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### ANDREW THACKER

SENIOR ASSOCIATE

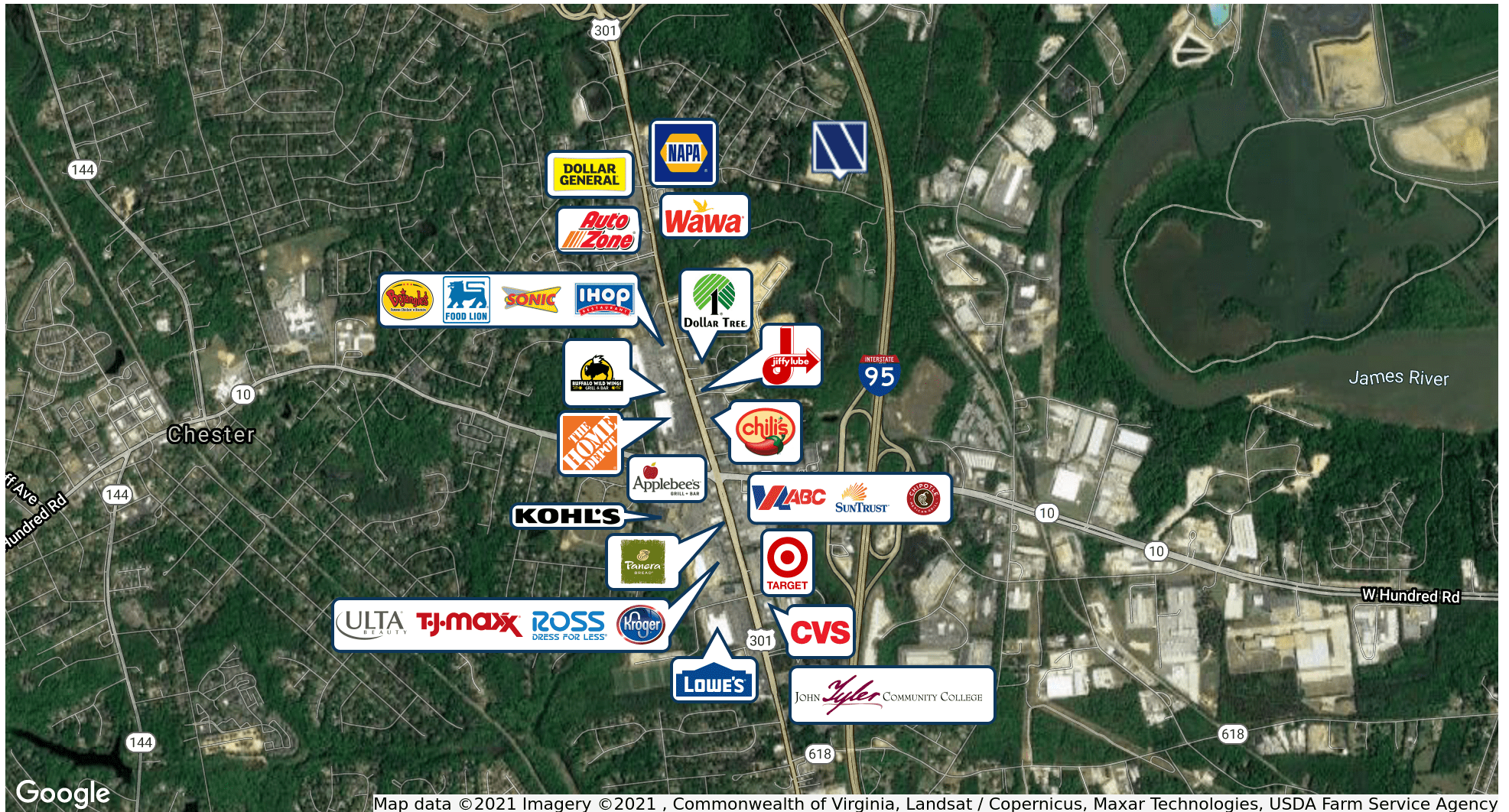
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# AREA RETAIL

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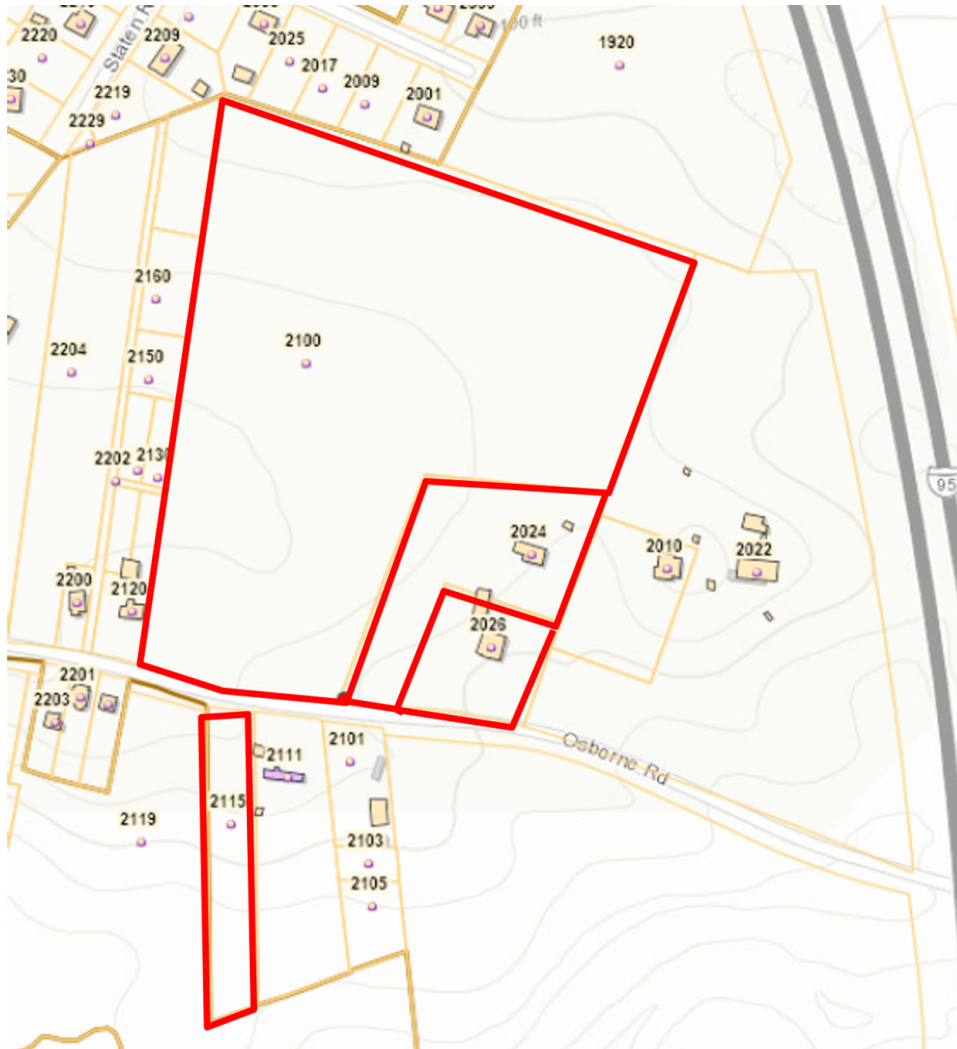


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# ADDRESS/ACREAGE

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ADDRESS	ACREAGE
2024 Osborne Rd	2
2026 Osborne Rd	1
2100 Osborne Rd	13.11
2115 Osborne Rd	1

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# NEARBY DEVELOPMENT

2024, 2026, 2100, 2115 OSBORNE ROAD, CHESTER, VA 23831

- The Jane at Moore's Lake - 200 new luxury apartments with Phase II coming soon
- John Tyler Community College - Undergoing a \$20 million renovation including a 25,000 SF expansion
- Cinema Cafe' - Under construction - Projected completion in Q3 2020



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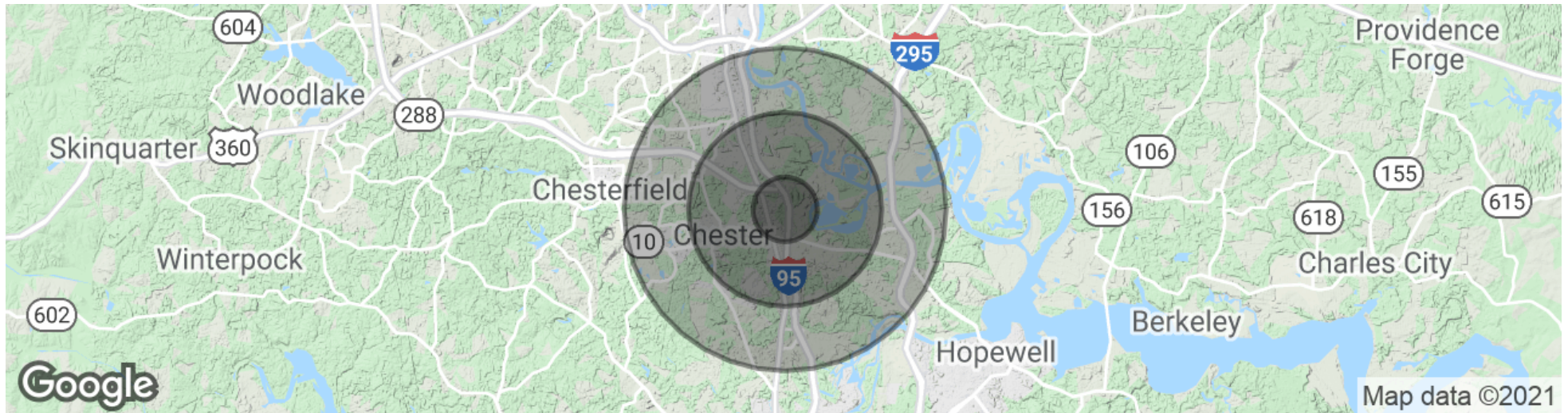
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# DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,994	28,376	75,139
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,204	10,743	27,829
Average HH Income	\$70,006	\$80,855	\$88,301

\* Based on 2020 ESRI data

TRAFFIC COUNT	VPD
I-95	129,000
Route 301/1	25,000
Route 288	45,000

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