

FOR SALE



RESIDENTIAL DEVELOPMENT OPPORTUNITY

7416 VERDI LANE
MECHANICSVILLE, VA 23116

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW THACKER
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PROPERTY SUMMARY

7416 VERDI LANE, MECHANICSVILLE, VA 23116

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



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	16.75 Acres
Price / Acre:	\$116,418
Zoning:	A1

PROPERTY OVERVIEW

16.75 acres of land, master planned for residential development.

PROPERTY HIGHLIGHTS

- Access to Pole Green Road and Chamberlayne Avenue via Verdi Lane.
- Adjacent to Pole Green subdivision with sewer at north end of property - water nearby.
- 2 miles from Bon Secours Memorial Regional Medical Center and 1 mile from I-295.
- Adjacent 17.1 acres to the left is also for sale (7417-7426 Verdi Lane).

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PROPERTY SUMMARY | 2

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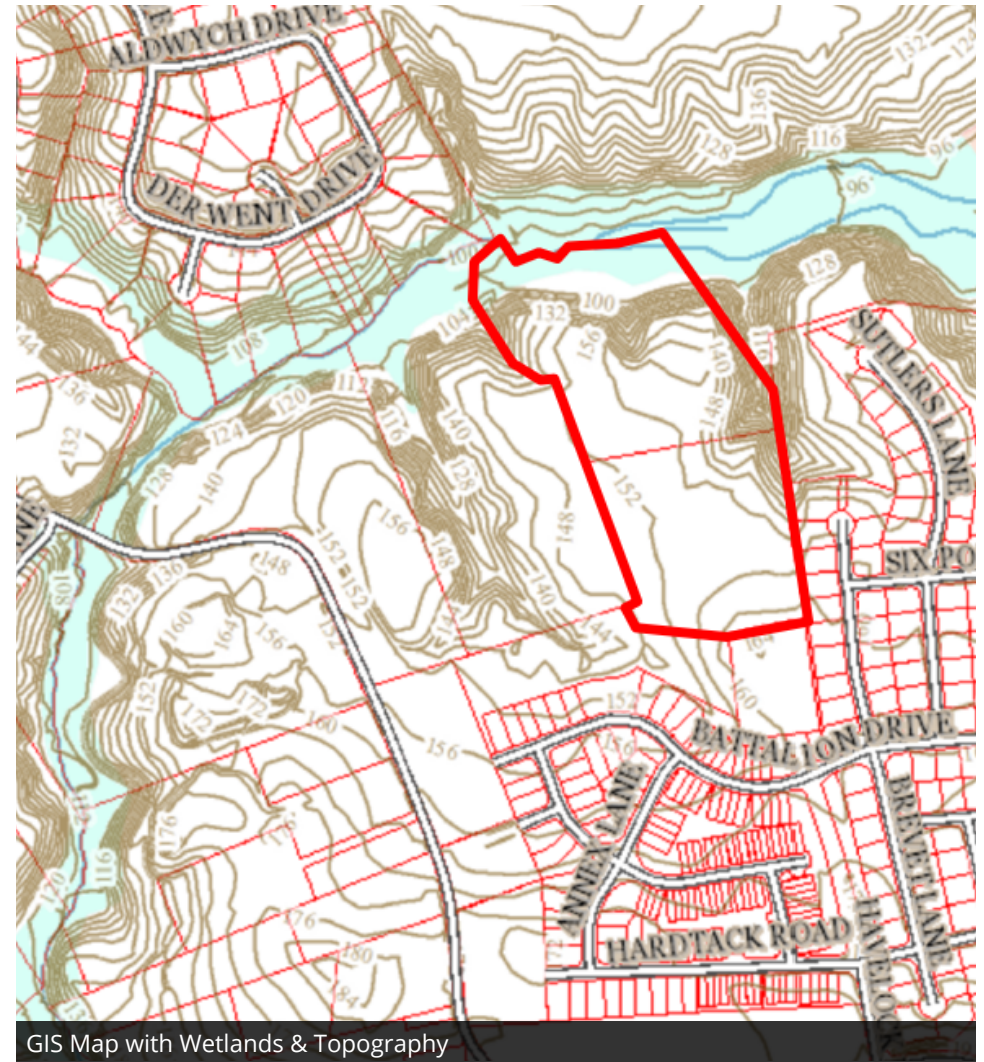
PROUD PARTNER
XTEAM
RETAIL ADVISORS

PARCEL OVERVIEW

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GIS Map with Wetlands



GIS Map with Wetlands & Topography

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PARCEL OVERVIEW | 3

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AREA RETAIL

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AREA RETAIL | 4

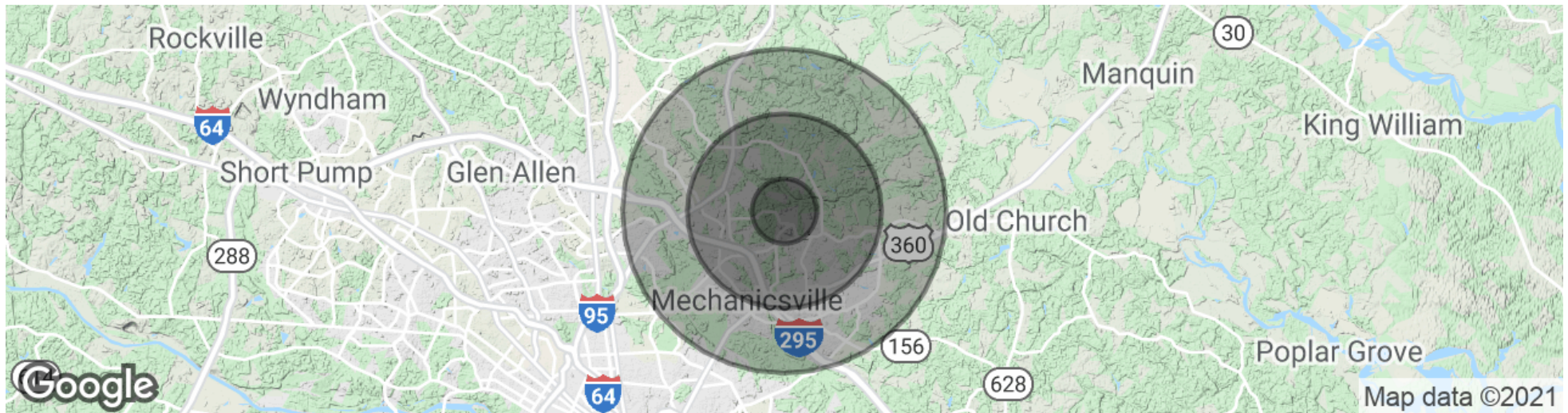
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DEMOGRAPHICS MAP & REPORT

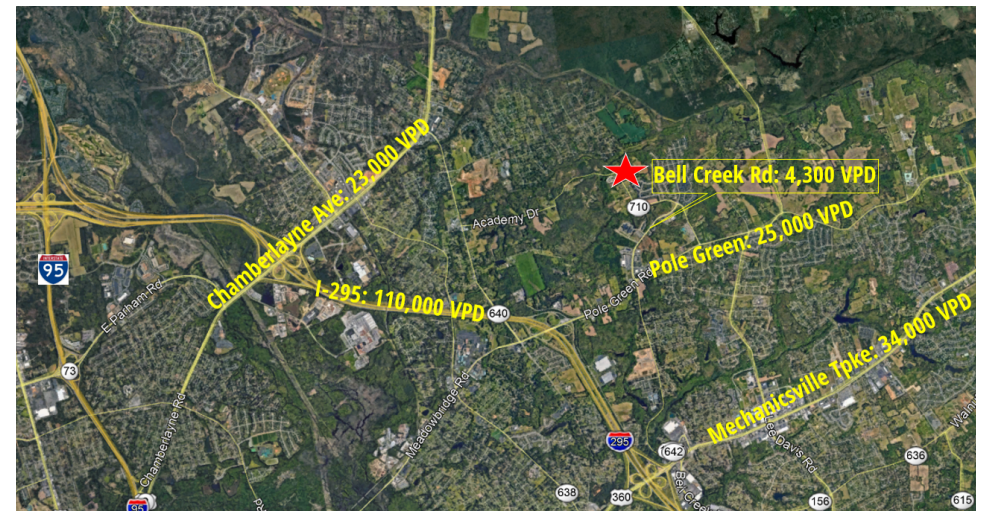
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,846	30,229	73,520

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,026	11,489	27,497
Average HH Income	\$140,062	\$112,770	\$110,077

*Based on 2020 ESRI data



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CONTACT ME

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