

AVAILABLE Falling Creek Station

6101 Jefferson Davis Hwy
Chestfield County, VA 23234



PROPERTY HIGHLIGHTS

- For Sale: Frontage = \$250,000 per acre
- Owner will build to suit
- Parcels size: ±5 acres
 - » Parcel #1 = ±2 acres
 - » Parcel #2 = ±3 acres
- Flexible zoning supports retail on Parcel 1 and retail/industrial on Parcel 2
- Property is located at the on-ramp for Chippenham Pky/I-95
- Excellent ingress/egress with full median break for access

DEMOGRAPHICS

| | <u>3 MILES</u> | <u>5 MILES</u> | <u>7 MILES</u> |
|-------------------|----------------|----------------|----------------|
| Population | 35,427 | 114,044 | 219,523 |
| Households | 13,132 | 41,696 | 86,647 |
| Average HH Income | \$51,706 | \$54,966 | \$57,319 |

FOR MORE INFORMATION: **Jeff Doxey, CCIM**
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FOR SALE

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**FOR MORE
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