

FOR SALE

4790, 4794, 4796 & 4810 PONCEY TRACT ROAD

Glen Allen, VA 23059



OFFERING SUMMARY

Sale Price:	\$2,000,000
Available SF:	
Price / Acre:	\$273,075
Zoning:	A-1

PROPERTY OVERVIEW

Four parcels for a total of 7.324 acres in Henrico County's West End off Pouncey Tract Rd

PROPERTY HIGHLIGHTS

- Located in Henrico's Suburban Mixed Use comp plan
- 810' of continuous road frontage along Pouncey Tract
- Water at street, sewer nearby
- Strong area income demographics
- 10,000 VPD
- Area amenities include Striker Park, Pouncey Tract Park, Short Pump Middle, The Westmont at Short Pump, Bocova North

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2727 ENTERPRISE PKWY, SUITE 102 | RICHMOND, VA 23294 | 804.270.9440



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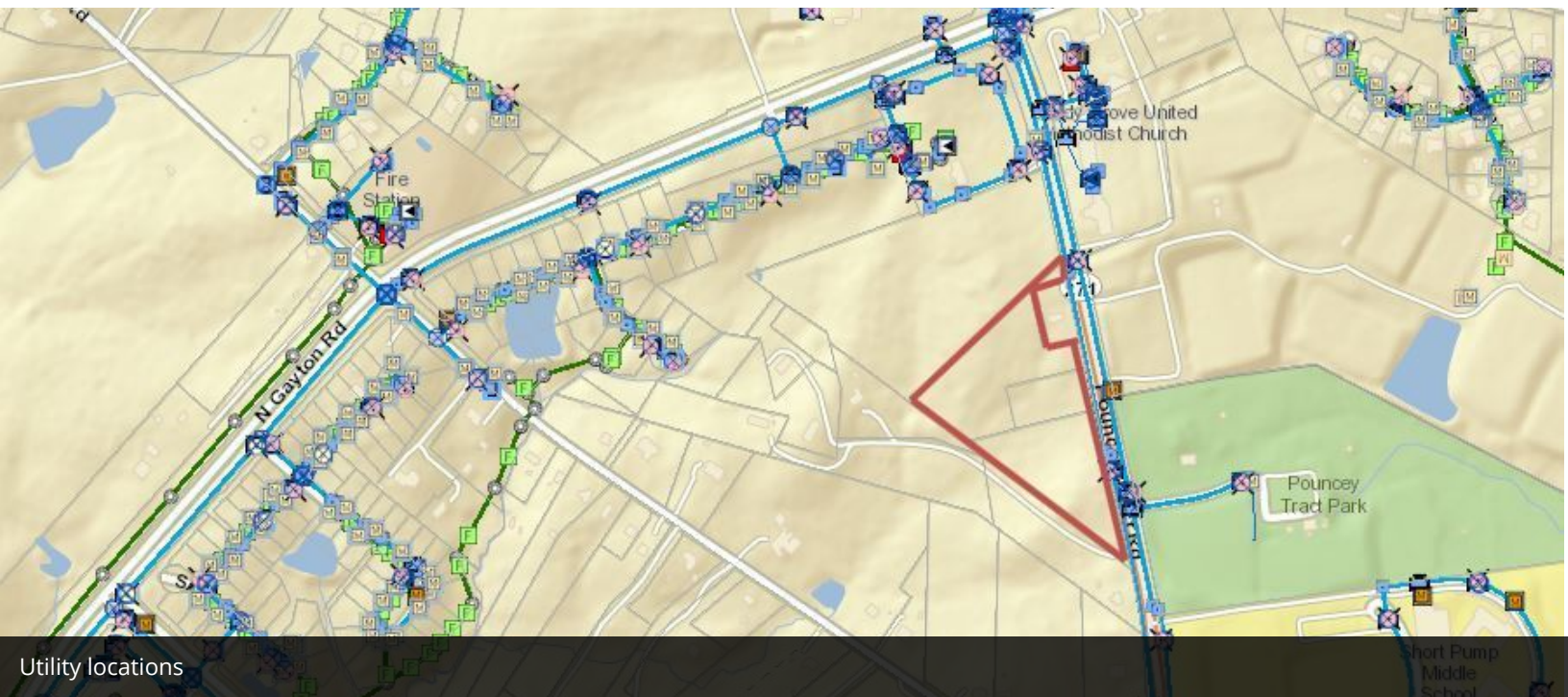
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Pouncey Tract Road



Utility locations

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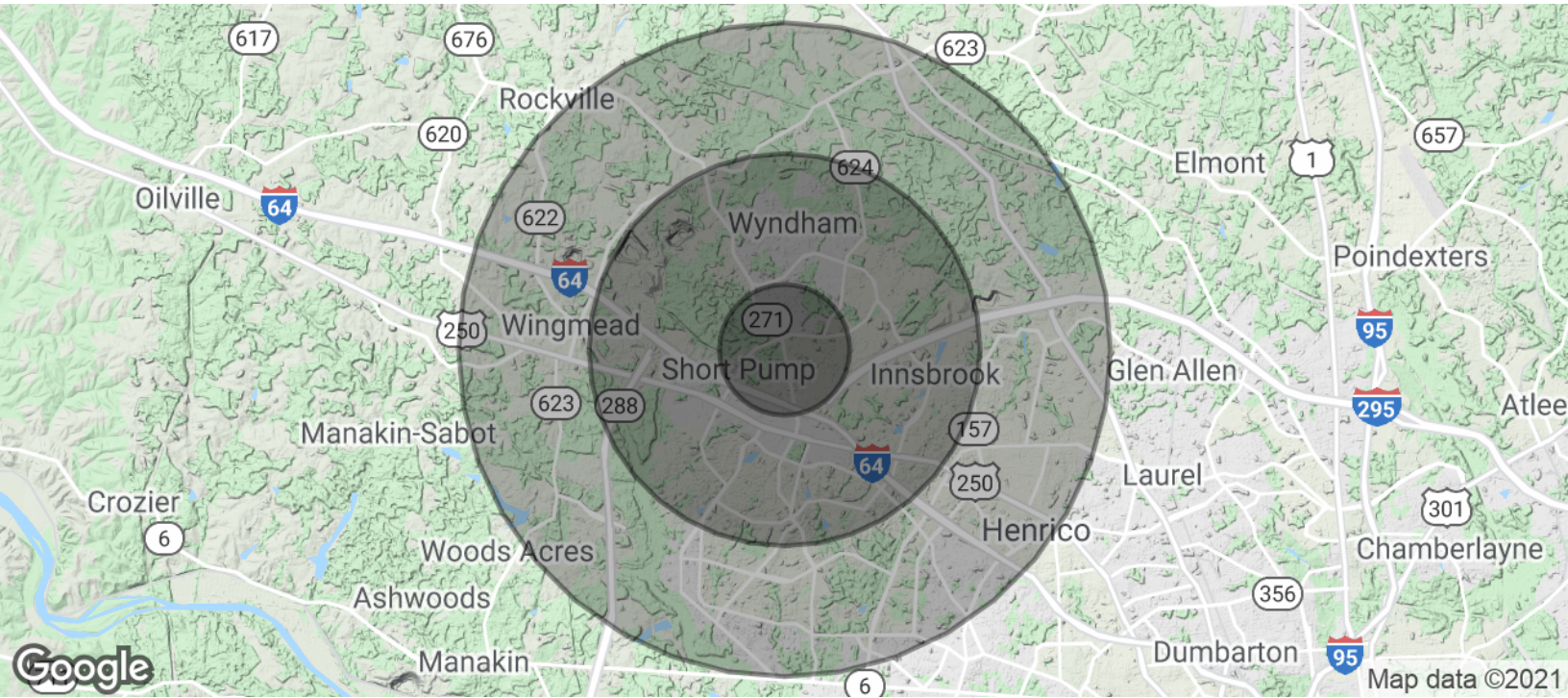


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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,893	31,327	74,236
Average age	35.9	36.3	37.1
Average age (Male)	36.2	35.9	36.1
Average age (Female)	35.3	36.4	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,985	11,178	27,690
# of persons per HH	3.0	2.8	2.7
Average HH income	\$160,474	\$139,679	\$122,163
Average house value	\$471,583	\$437,866	\$405,989

* Demographic data derived from 2010 US Census

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