

FOR SALE

802 E NINE MILE RD

Highland Springs, VA 23075



Improved Sale Price

\$180,000

PROPERTY OVERVIEW

This great, functional freestanding building on corner of E Nine Mile Rd and N Pine Ave is ideal for retail/office user/investor in the Highland Springs Historic District.

OFFERING SUMMARY

Building Size:	1,462 SF
Available SF:	
Price / SF:	\$123.12
Year Built:	1937
Renovated:	2005
Zoning:	B3

PROPERTY HIGHLIGHTS

- Totally rebuilt/renovated in 2005
- Growing Eastern Henrico commercial location
- Highland Springs Historic District
- Conveniently located near I-64, I-295 & Richmond International Airport
- Paved parking
- Handicapped accessible
- Highly visible corner location

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ADDITIONAL PHOTOS

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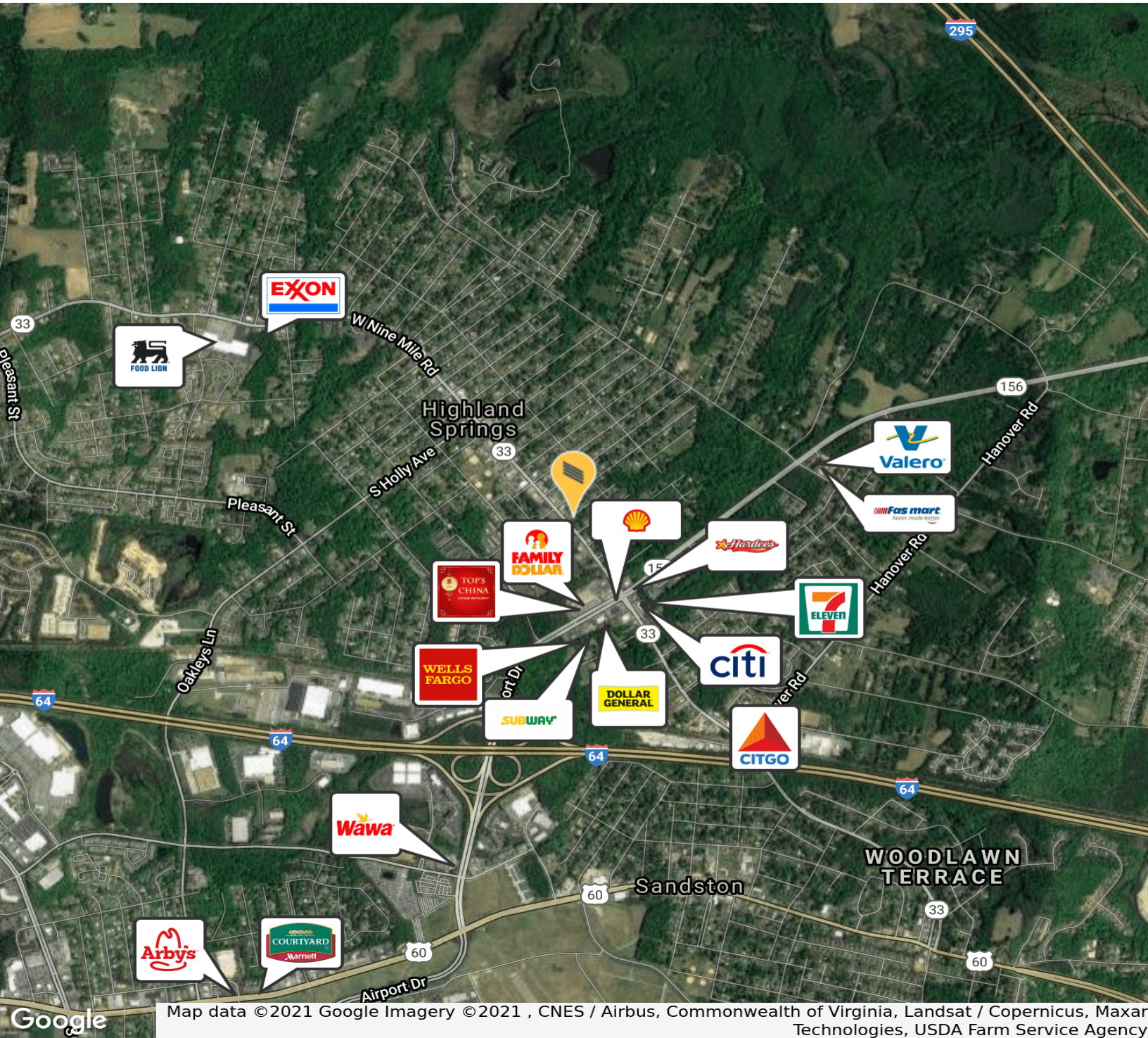
2727 ENTERPRISE PKWY, SUITE 102 | RICHMOND, VA 23294 | 804.270.9440



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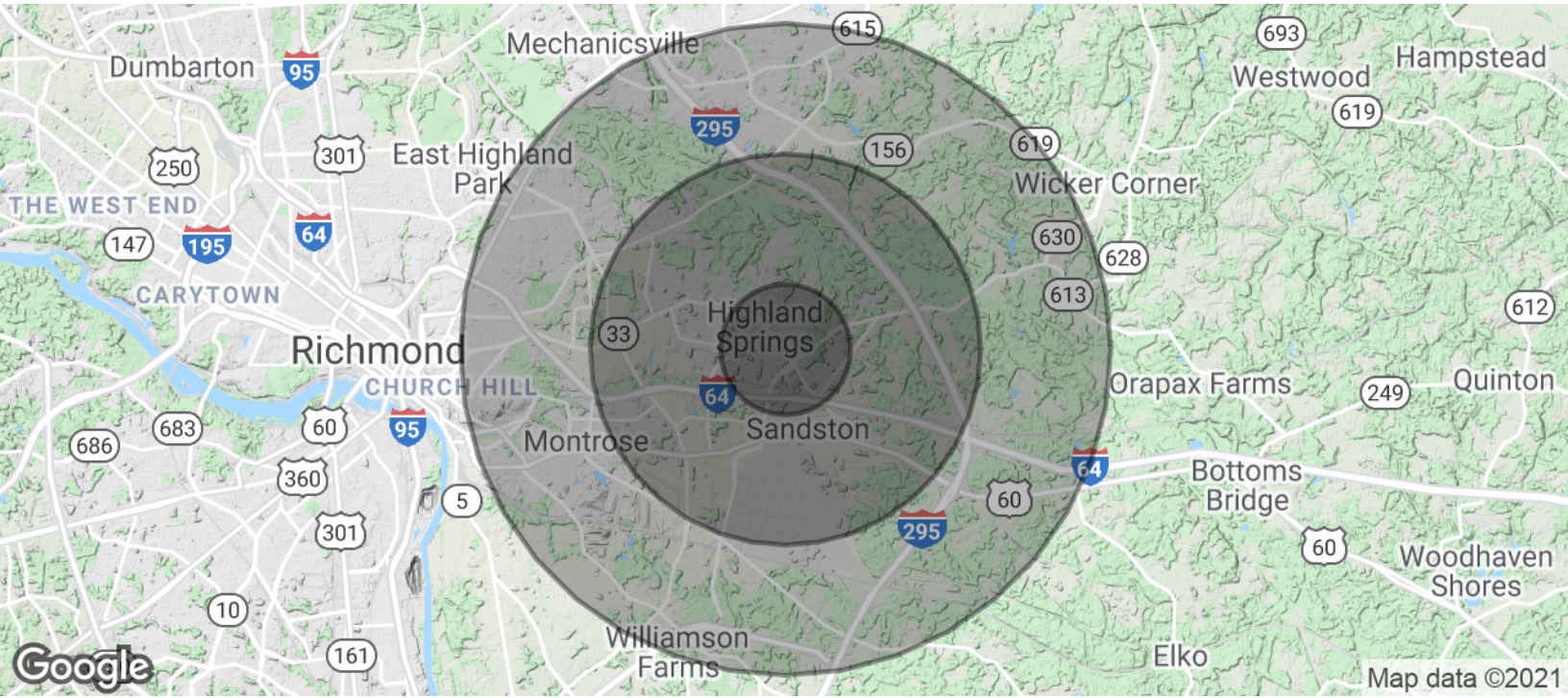
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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	6,053	35,694	81,536
Average age	31.9	34.1	35.4
Average age (Male)	29.0	32.0	33.2
Average age (Female)	35.4	35.8	37.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total households	2,332	13,885	31,716
# of persons per HH	2.6	2.6	2.6
Average HH income	\$49,861	\$54,843	\$58,934
Average house value		\$244,906	\$250,119

* Demographic data derived from 2010 US Census

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HIGHLAND SPRINGS HISTORIC DISTRICT

Designation makes homes, commercial buildings eligible for rehabilitation tax credits.

An approximately 60-block area of Highland Springs was added to the Virginia Landmarks Register and the National Register of Historic Places in June 2018.

Recognition of the Highland Springs Historic District offers a variety of benefits, including:

- > State and federal tax credits totaling up to 45 percent of a project's costs when property owners rehabilitate homes and other buildings recognized as contributing resources to the historic district. Additional financial incentives are available with the donation of preservation easements;
- > Increased public awareness of the community's historic resources and support for their preservation;
- > Educational resources for schools, historical societies and other interested members of the public; and
- > Opportunities for property owners to receive technical assistance through the Virginia Department of Historic Resources.

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