Taylor Long PROPERTIES Commercial Real Estate

NEW LISTING

COMMERCIAL DEVELOPMENT SITE

10019 CHAMBERLAYNE ROAD | MECHANICSVILLE, VA 23116

FEATURES

- **2.4 Acres of Commercial Development Site.**
- **Zoned: B-3.**
- **Close to the intersection of Rt. 301 and Ashcake Road, with 470 feet of direct frontage on Chamberlayne Road.**
- **Within 4 miles of I-295 and 4.5 miles of I-95.**
- Directly adjacent to upcoming *Caldwell Park* with a retail center, 185 townhomes and 232 luxury apartments and *Rutland Grove* (115 Units).
- Surrounded by the well established communities of *Ashcake, Kings Charter* and *Knollwood* as well as many upcoming residential projects.
- Located in the highly desirable Hanover County School System, which services around 18,000 students in grades PK and k-12.
- Hanover County boasts a rich history with many historical sites including the birthplace of Patrick Henry and Hanover Courthouse.

SPACE TYPE	Development Site For Sale
AVAILABLE SPACE	2.4 Acres
ASKING PRICE	$1,500,000

DEMOGRAPHICS	**1 Mile**	**3 Mile**	**5 Mile**
2021 Population	1,513	26,878	61,546
Avg HHH Income	$117,616	$131,144	$112,068
Daytime Employment	478	7,263	35,555
Traffic Count	16,956 VPD on Chamberlayne Road		

* Detailed demographics upon request

Ellen Long: President / Principal Broker
804.864.9788 Ext. 101 | 804.539.7793 (m)
ellenlong@taylorlongproperties.com

Robert Marshall: Commercial Sales and Leasing
804.864.9788 Ext. 102 | 804.437.4323 (m)
robertmarshall@taylorlongproperties.com

CoStar POWERBROKER Top Broker Award

RETAIL BROKERS NETWORK

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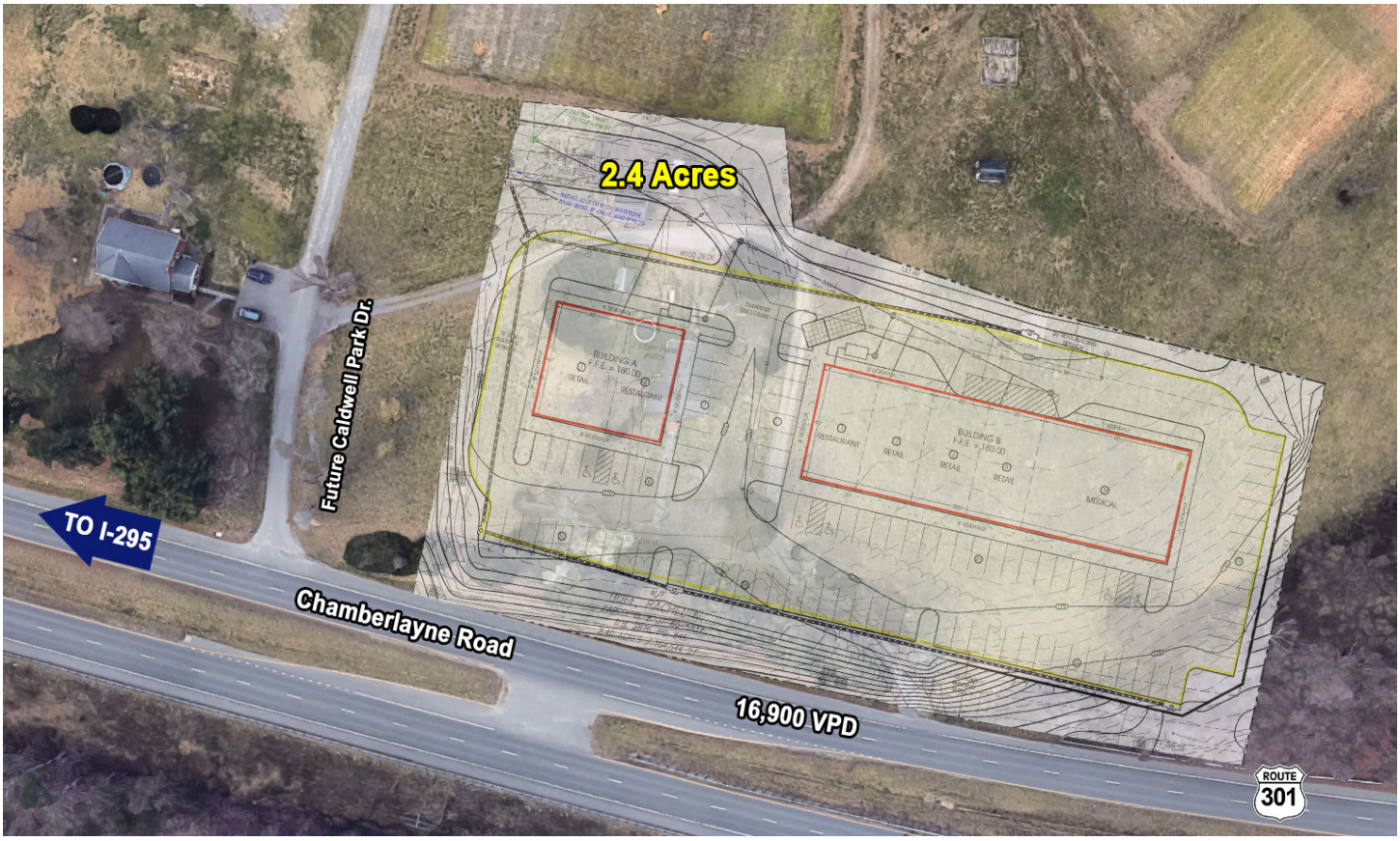
AERIAL / LAYOUT PLAN



RETAIL SPACES / PARKING

BUILDING A				
#	Mixed Used	Space	Parking Required	Parking Provided
1	Retail	1,950 SF	32	32
2	Restaurant	1,800 SF	23	23

BUILDING B				
#	Mixed Used	Space	Parking Required	Parking Provided
1	Restaurant	1,800 SF	18	18
2	Retail	1,950 SF	32	32
3	Retail	1,950 SF	32	32
4	Retail	1,950 SF	32	32
5	Medical Office	4,800 SF	24	24

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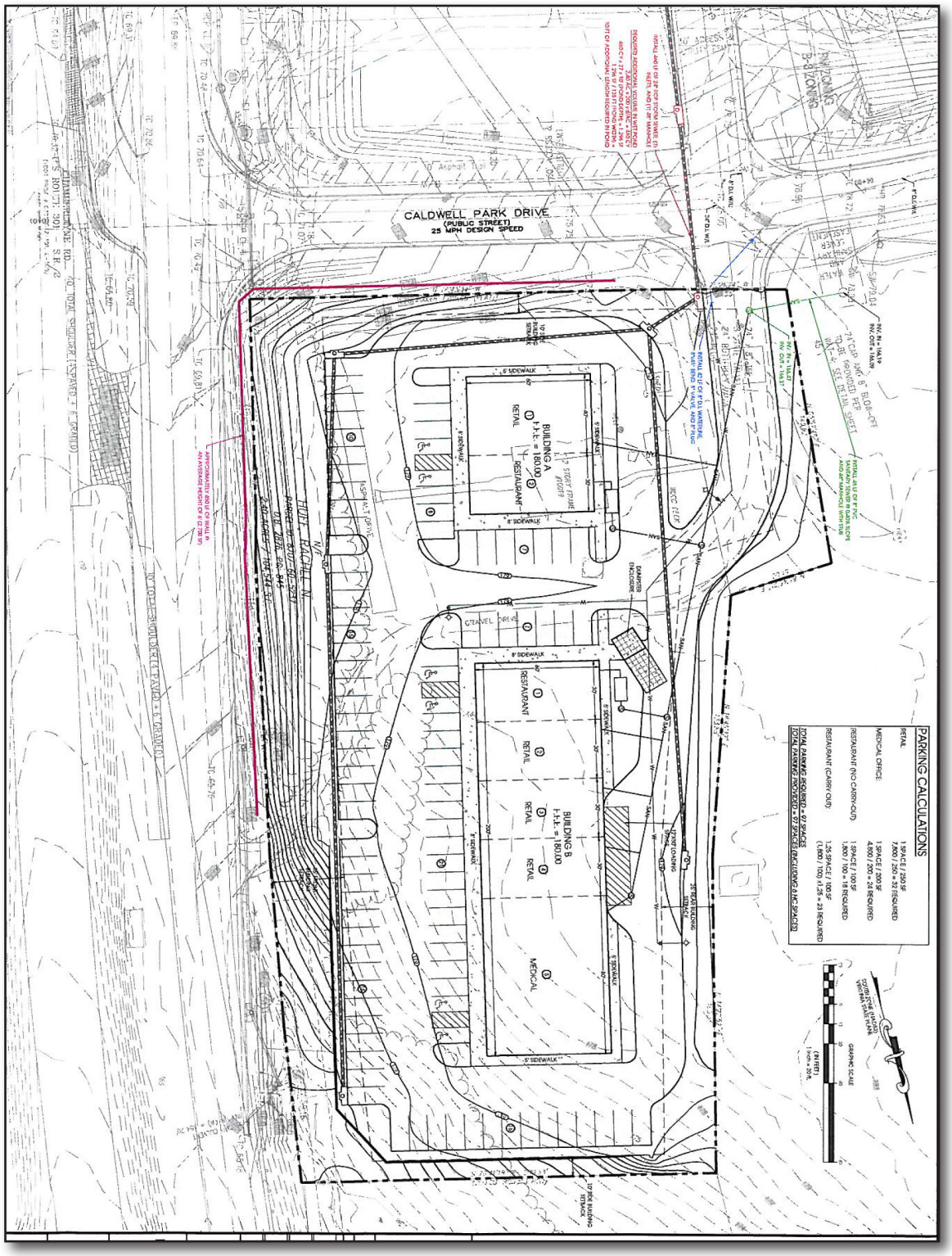
SCHEMATIC LAYOUT



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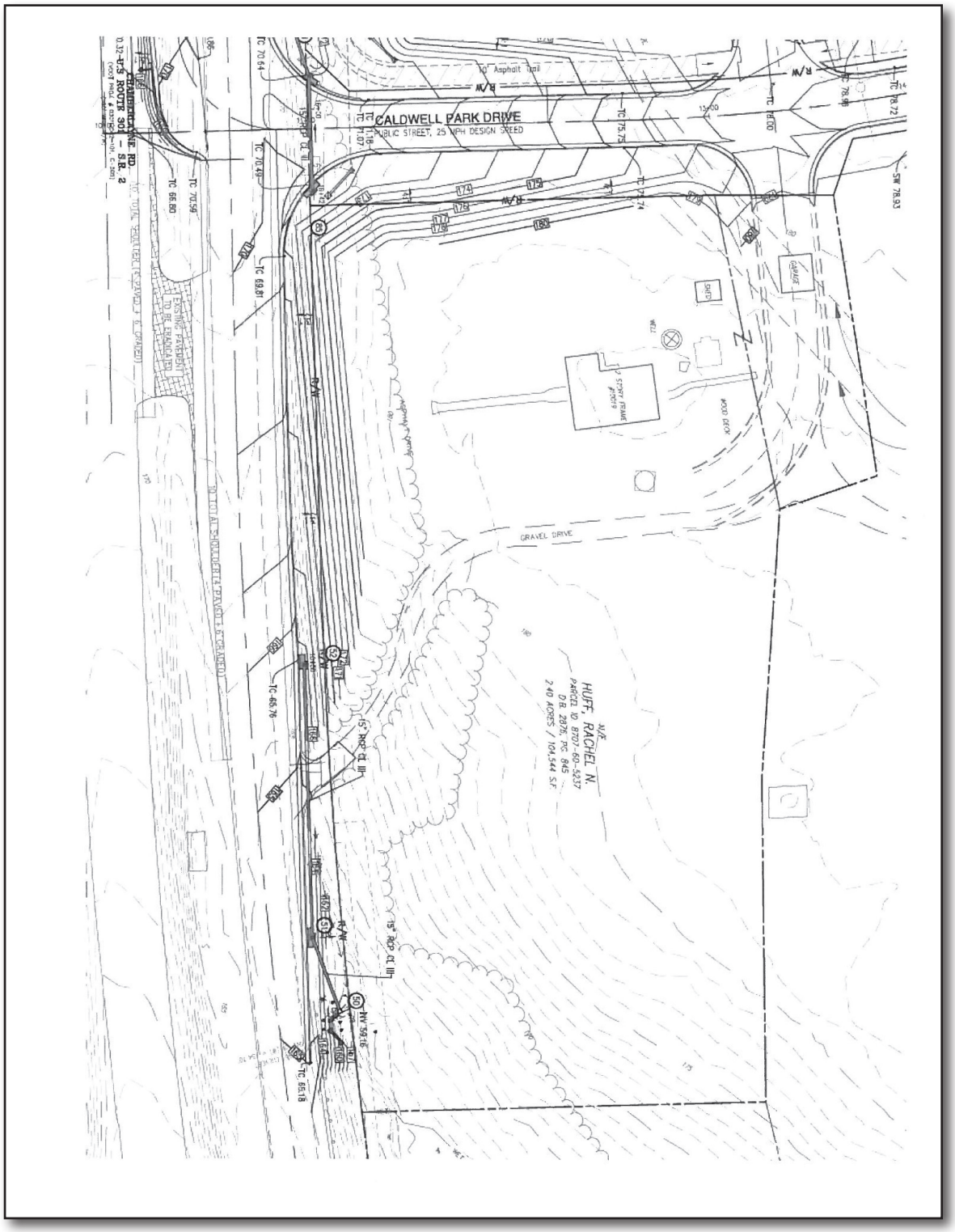
PLAT



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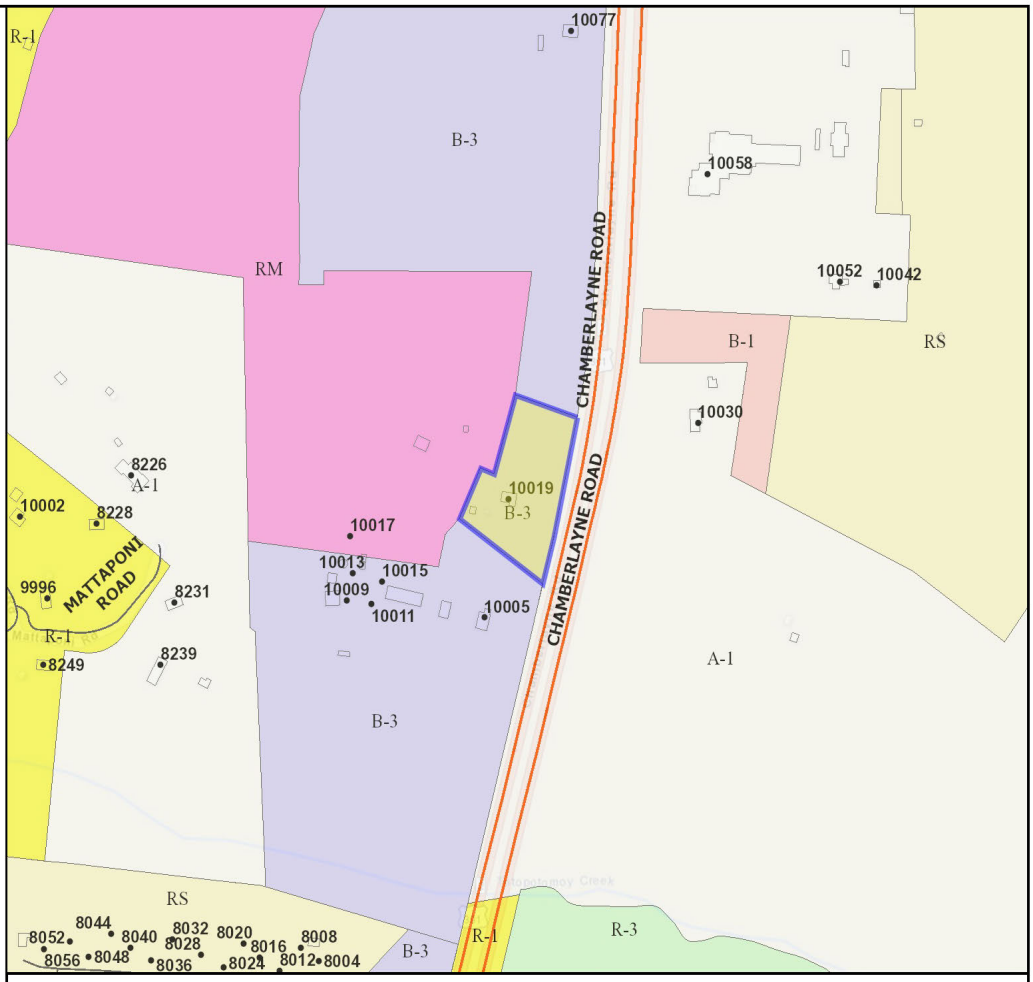
ZONING

M-3

County Of Hanover, Virginia

Legend



Map printed from Hanover
https://parcelmap.hanovercounty.gov/

Feet
0 100 200 300 400
1:4,514 / 1"=376 Feet

GPIN #: 8707-60-5237

Date: 2/12/2021

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AERIAL

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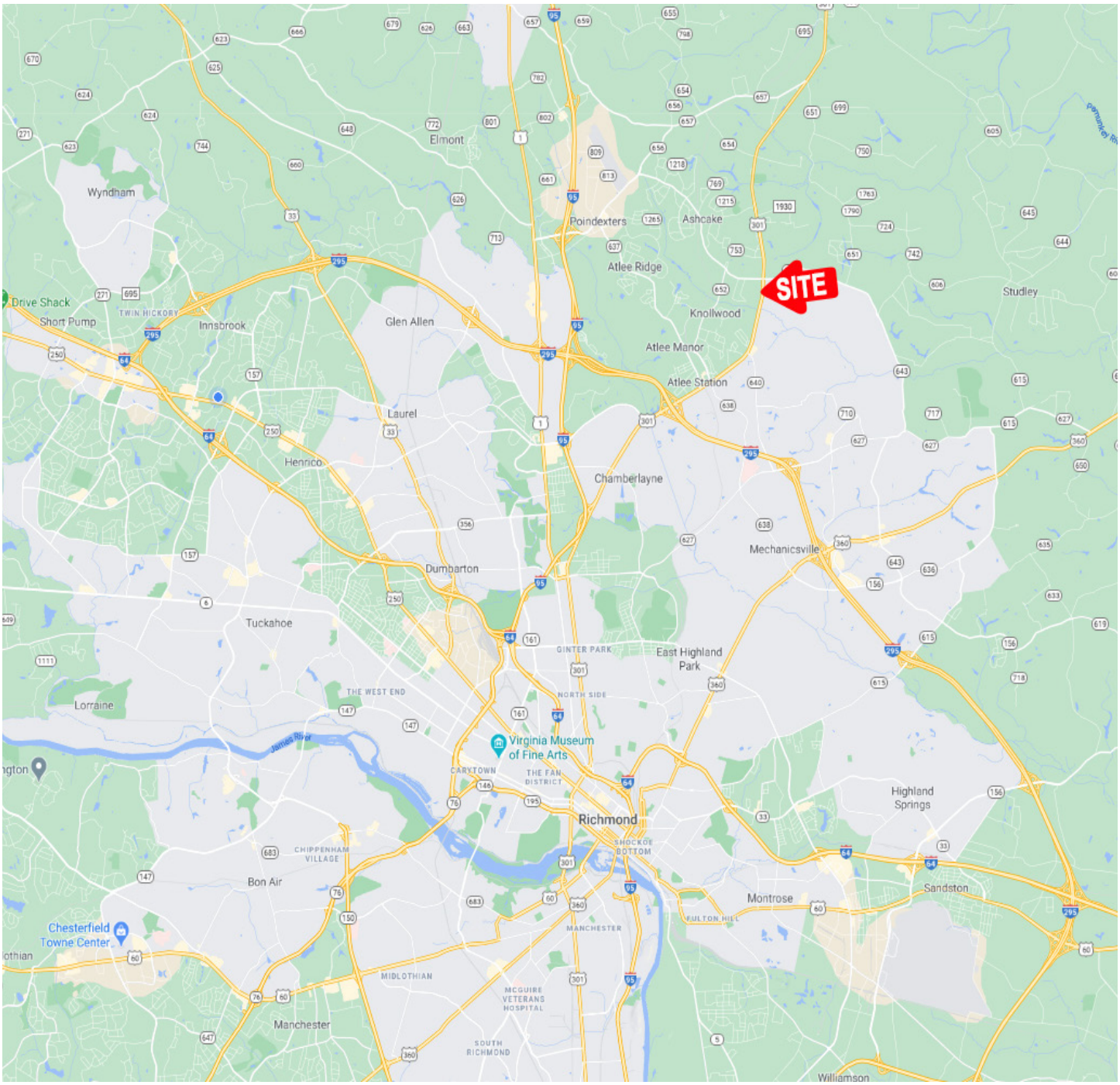
MAP



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