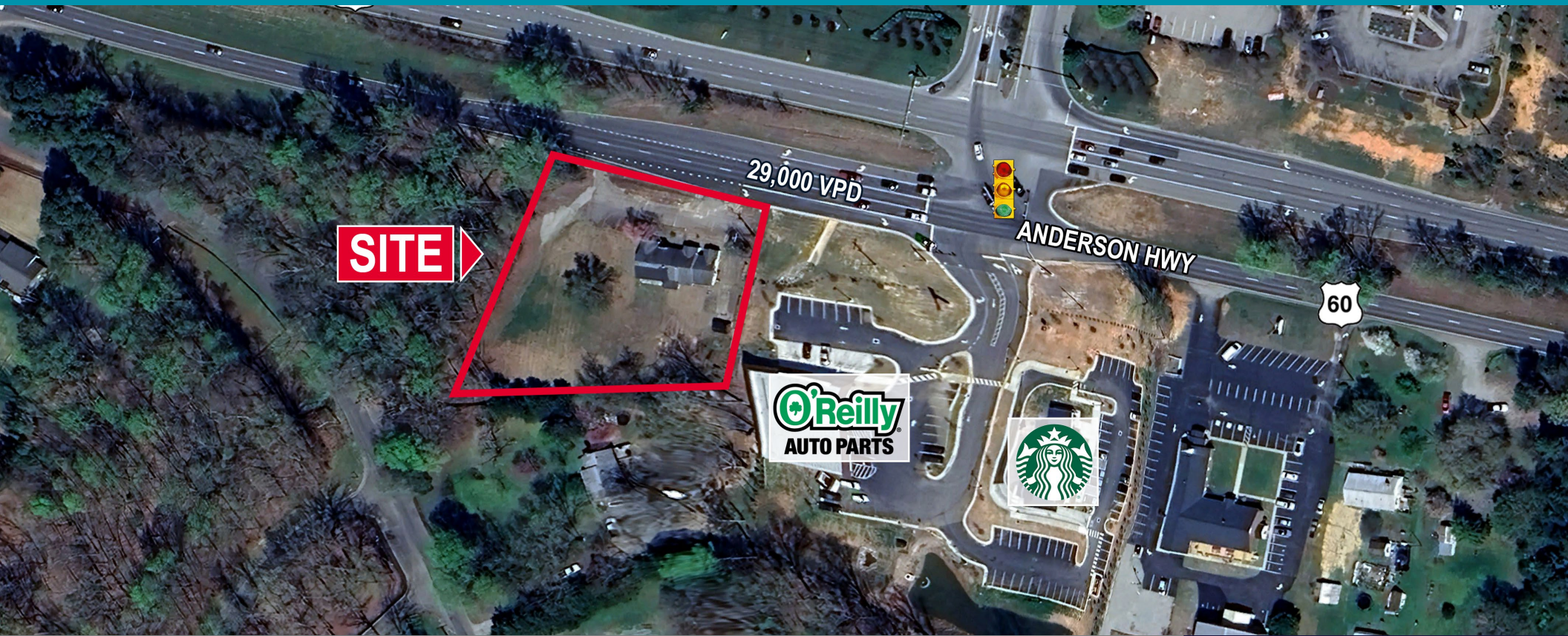


2125 ANDERSON HIGHWAY

Powhatan, VA 23139

2.5 ACRES FOR SALE OR GROUND LEASE



DANIELLE BECKSTOFFER
Senior Associate
804 344 7174
danielle.beckstoffer@thalhimer.com



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2125 ANDERSON HIGHWAY

Powhatan, VA 23139

PROPERTY OVERVIEW



2.5 ACRES AVAILABLE



29,000 VPD - ANDERSON HWY



GROUND LEASE OR SALE OPPORTUNITIES

NEARBY RETAILERS

Walmart



Advance
Auto Parts



Wendy's

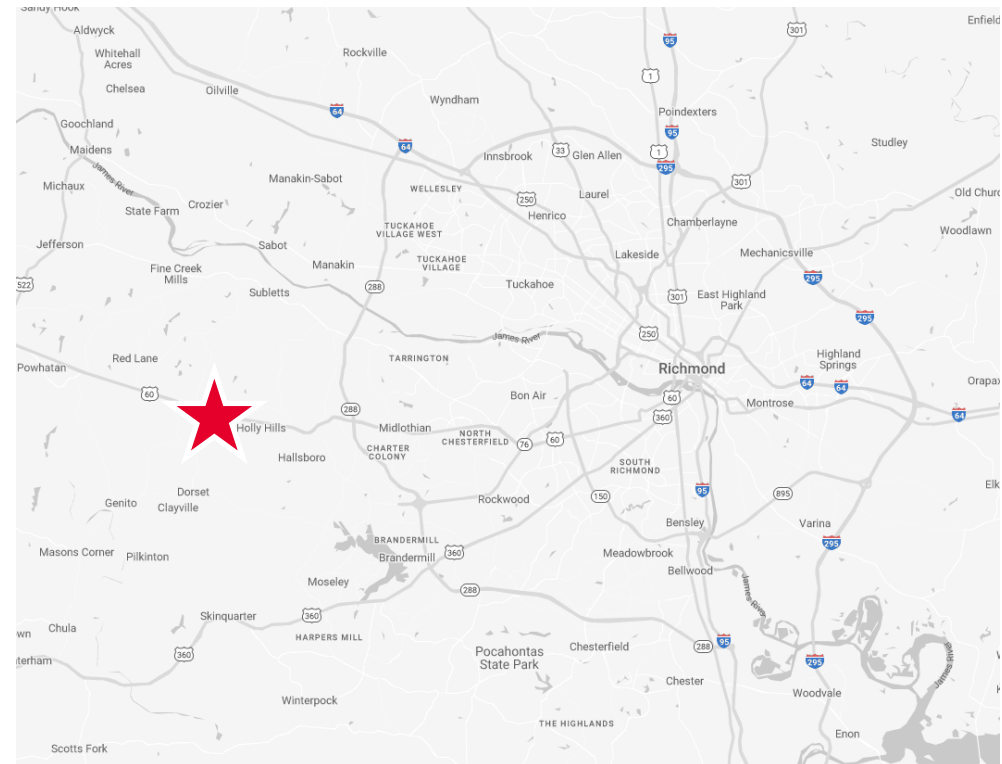
FOOD LION



TACO BELL

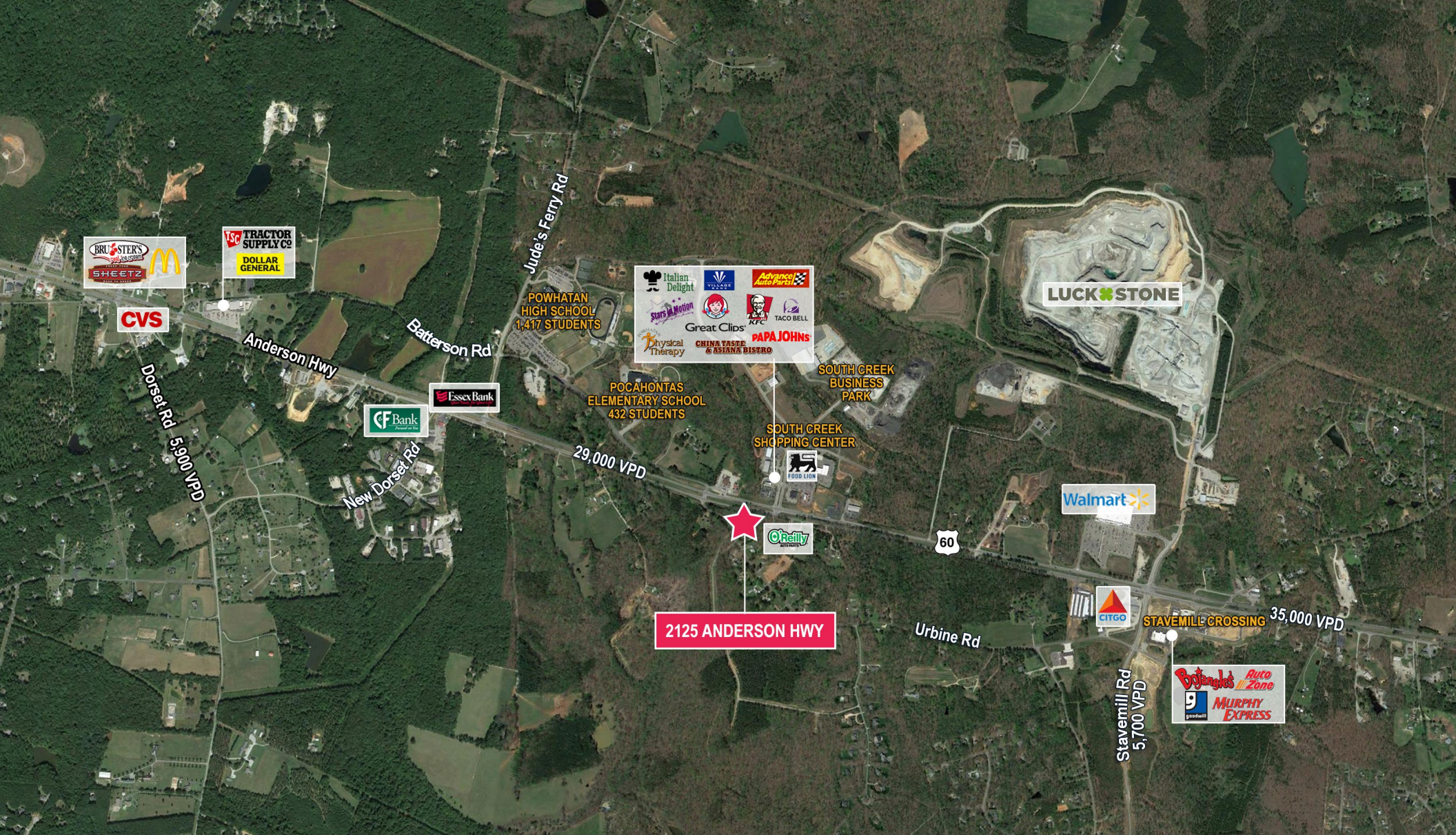
PAPA JOHN'S

Great Clips



DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	5,817	15,346	128,511
Households	2,281	5,594	46,495
Avg. Household Income	\$133,546	\$157,742	\$176,590
Daytime Population	6,744	13,238	103,811



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