



REDUCED PRICE - \$325,000 | MOTIVATED SELLER - MAKE AN OFFER!!

RUTLAND PAD SITE

Rt. 301/Chamberlayne Rd | Mechanicsville, VA 23116



**CUSHMAN &
WAKEFIELD**

THALHIMER

Property Overview



0.75 RETAIL PAD SITE

TOTAL ACRES



5,000 SF - \$325,000

RETAIL SPACE POTENTIAL



FULL ACCESS

TO RT. 301/CHAMBERLAYNE &
ACCESSIBLE TO I-295 & I-95



PRIME LOCATION

AT HIGH-TRAFFIC - 50,000 VPD
SIGNALIZED INTERSECTION



HIGH RESIDENTIAL

CLOSE PROXIMITY TO
LARGE COMMUNITIES



HIGH INCOME

EXCELLENT DEMOGRAPHICS





Join Tenants



ADDITIONAL FEATURES

- 0.75 AC -Rezoned to permit retail
- Graded site
- Utilities to site
- SWM/BMP provided off-site
- Internal access roads
- Cross parking
- Surrounded by growing retail and residential developments
- Over 1,000 new residential homes planned within 5 mile radius

Site Plan

SOLD

PARCEL D
0.49 AC
25 SPACES

**ATLEE
LIBRARY**

LIBRARY
(2 STORY) 125'X80'
10,000 SF FOOTPRINT
20,000 TOTAL

OUTDOOR
GATHERING

PARCEL C
0.89 AC
43 SPACES



PARCEL E
1.84 AC
100 SPACES

25'x12'
SERVICE SPACE

FINAL PLACEMENT, DESIGN, AND USES TO BE
DETERMINED AT SITE PLAN APPROVAL FOR LIBRARY SITE.

PRIVATE ACCESS DRIVE

RUTLANDSHIRE DRIVE



Charred
WOOD FIRED STEAK & CRAFT BAR



BROOK RUN
vision center

PARCEL G
0.63 AC
25 SPACES

25'x12'
SERVICE SPACE

**RETAIL SITE
AVAILABLE**

PARCEL F
0.75 AC
21 SPACES

OUTDOOR
GATHERING

THIS PROJECT WAS PREVIOUSLY PERMITTED FOR STORMWATER
UNDER VSPM PERMIT VAS102643 WHICH WAS ORIGINALLY ISSUED
IN THE 2009 CYCLE. PREVIOUSLY APPROVED STORMWATER PLANS
FOR THIS PROJECT SHOWED 272,419 SF OF IMPERVIOUS COVER.
THIS LAYOUT SHOWS 259,871 SF OF IMPERVIOUS COVER,
INCLUDING THE GATHERING AREAS WHICH MAY OR MAY NOT
HAVE AN IMPERVIOUS SURFACE. SINCE THE IMPERVIOUS COVER
ON THIS PLAN IS LESS THAN THAT ON THE PREVIOUSLY APPROVED
PLAN, THIS PROJECT CAN CONTINUE TO OPERATE UNDER THE
EXISTING VSPM PERMIT AND USE PART IIC TECHNICAL CRITERIA
FOR STORMWATER MANAGEMENT.

SCALE: 1"=30'

0 15 30 60

ALL FINISHED FLOOR ELEVATIONS WILL
BE ABOVE THE SPILLWAY DESIGN
FLOOD (0.345 PMF) WITH T-40 DAM
BREAK INUNDATION LEVEL.

SPILLWAY DESIGN FLOOD
(0.345 PMF) WITH DAM
BREAK INUNDATION ZONE
PER T-40 DAM
INUNDATION MAP* BY
STANTEC

100' RPA BUFFER

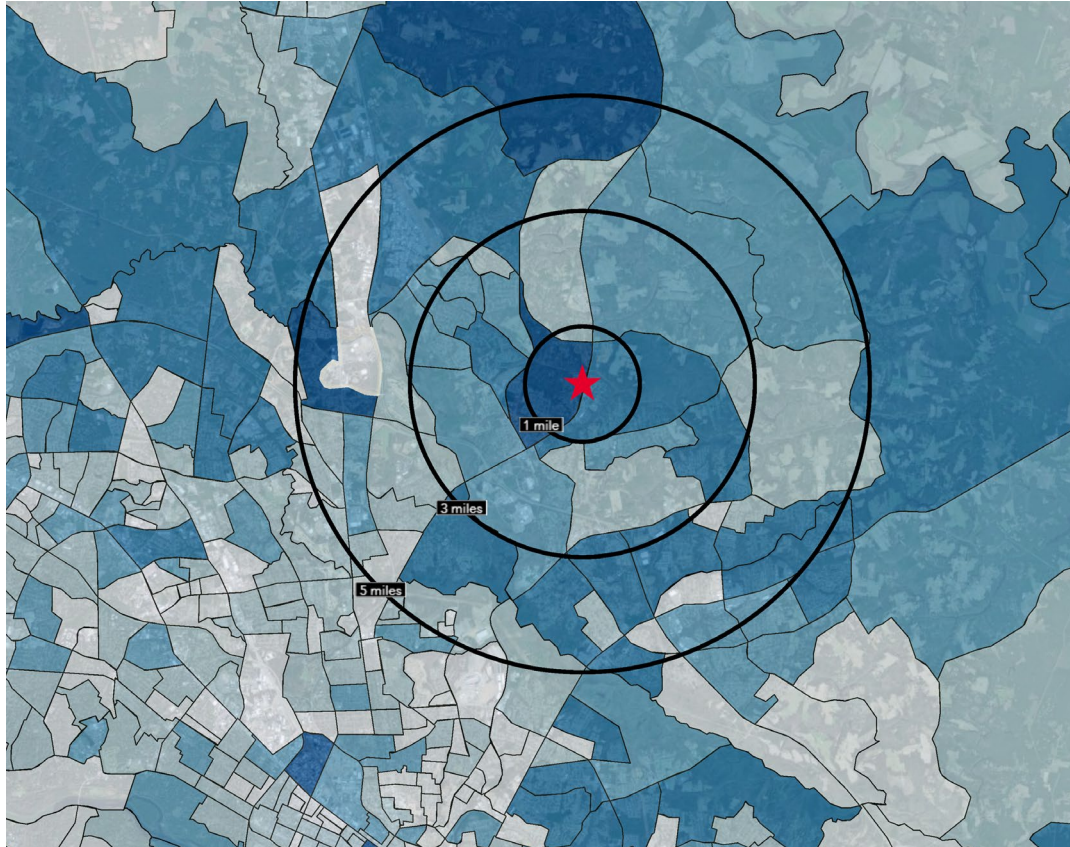
100-YR FLOOD PLAIN
(TYP)

LIMITS OF
WETLAND TO REM.

CHAMBERLAYNE ROAD

RUTLAND PAD SITE

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,802	34,687	98,766
No. of Households	2,667	13,647	38,745
Average HH Income	\$166,153	\$160,094	\$130,587
Daytime Population	5,386	29,650	94,633
Education (Bachelors+)	57.4%	53.3%	44.4%



96,766
5-MILES **POPULATION**



38,745
5-MILES **NO. OF HOUSEHOLDS**



\$166,153
1-MILE AVERAGE **HOUSEHOLD INCOME**



94,633
5-MILES **EMPLOYEES**



±1,000
NEW **HOMES APPROVED**

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EXISTING RESIDENTIAL DEVELOPMENTS

ASHCREEK	648 SINGLE FAMILY HOMES	STONEY RUN	88 CONDOS
FOXHEAD	301 SINGLE FAMILY HOMES	THE GREENS AT VCC	180 UNITS
KINGS CHARTER	900 SINGLE FAMILY HOMES / TOWNHOMES	THE LINKS AT VCC	73 SINGLE FAMILY HOMES
LAKERIDGE SQUARE	156 APARTMENT UNITS	VERNA AT THE GLEN	118 AGE RESTRICTED UNITS
LEGENDS AT VCC	352 APARTMENT UNITS	VILLAGES AT THE CROSSING	42 TOWNHOME UNITS
MAGNOLIA RIDGE	415 SINGLE FAMILY HOMES	VILLAS VIRGINIA CENTER	72 CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		

UNDER CONSTRUCTION & PROPOSED RESIDENTIAL DEVELOPMENTS

CALDWELLPARK	471 APARTMENTS & TOWNHOMES	RIVERMILL	906 APARTMENTS, TOWNHOMES, AND SINGLE FAMILY HOMES
GILES	525 SINGLE FAMILY HOMES & TOWNHOMES	STAGS LEAP	30 SINGLE FAMILY HOMES
HONEY MEADOWS	56 SINGLE FAMILY HOMES	SAUERS DEVELOPMENT	780 APARTMENTS & CONDOS
CHICKAHOMINY FALLS	220 SINGLE FAMILY HOMES & TOWNHOMES	SPORTSPLEX COMPLEX	900 APARTMENTS & CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		



RUTLAND

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For more information, please contact: Dave Smith | dave.smith@thalhimer.com | 804 697 3466



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