

INVESTMENT LAND FOR SALE

0 CHESAPEAKE CIR

Providence Forge, VA 23140



PROPERTY DESCRIPTION

We are excited to share with you an opportunity to posture your business in New Kent County, the fastest growing County in Virginia and one of the fastest growing Counties in the Country. We are currently marketing a commercial property located at the intersection of Interstate 64 and Rt 155. Parcel ID number 100985. The location is immediately off Interstate 64 and is located directly across from the entrance to Colonial Downs Horse Track and Rosie's Gaming Emporium. Colonial Downs and Rosie's Gaming Emporium were recently purchased by Churchill Downs, so they are planning to expand much larger. Also surrounding Colonial Downs is the Brickshire Community that has over 3000 homes, and more are being built daily. The property is positioned only 25 minutes from downtown Richmond, VA and 25 minutes from Williamsburg, VA.

There are new residence and new businesses coming into New Kent County at an accelerated rate. There are retail centers, distribution centers, industrial businesses, as well as businesses like Buc-ees Travel Center located one exit west on I64 from the property.

This Property is zoned Commercial/Tourism. This is a broad category that will allow for a variety of commercial uses that are primarily oriented toward highway and tourism, but may accommodate corporate, general offices or regional types of services. Uses such as hotels, conference facilities, restaurants, and automobile/travel services. Likewise, services such as retail, entertainment, medical facilities would also be included within the allowable uses. The property has been approved under a PUD and can be divided into parcels to fit individual businesses needs.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	68 Acres
Zoning:	PUD
APN:	33B2 1

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,097	10,726	24,939
Total Population	7,903	26,089	60,135
Average HH Income	\$99,834	\$94,154	\$90,344

David Burks
757 229 1507

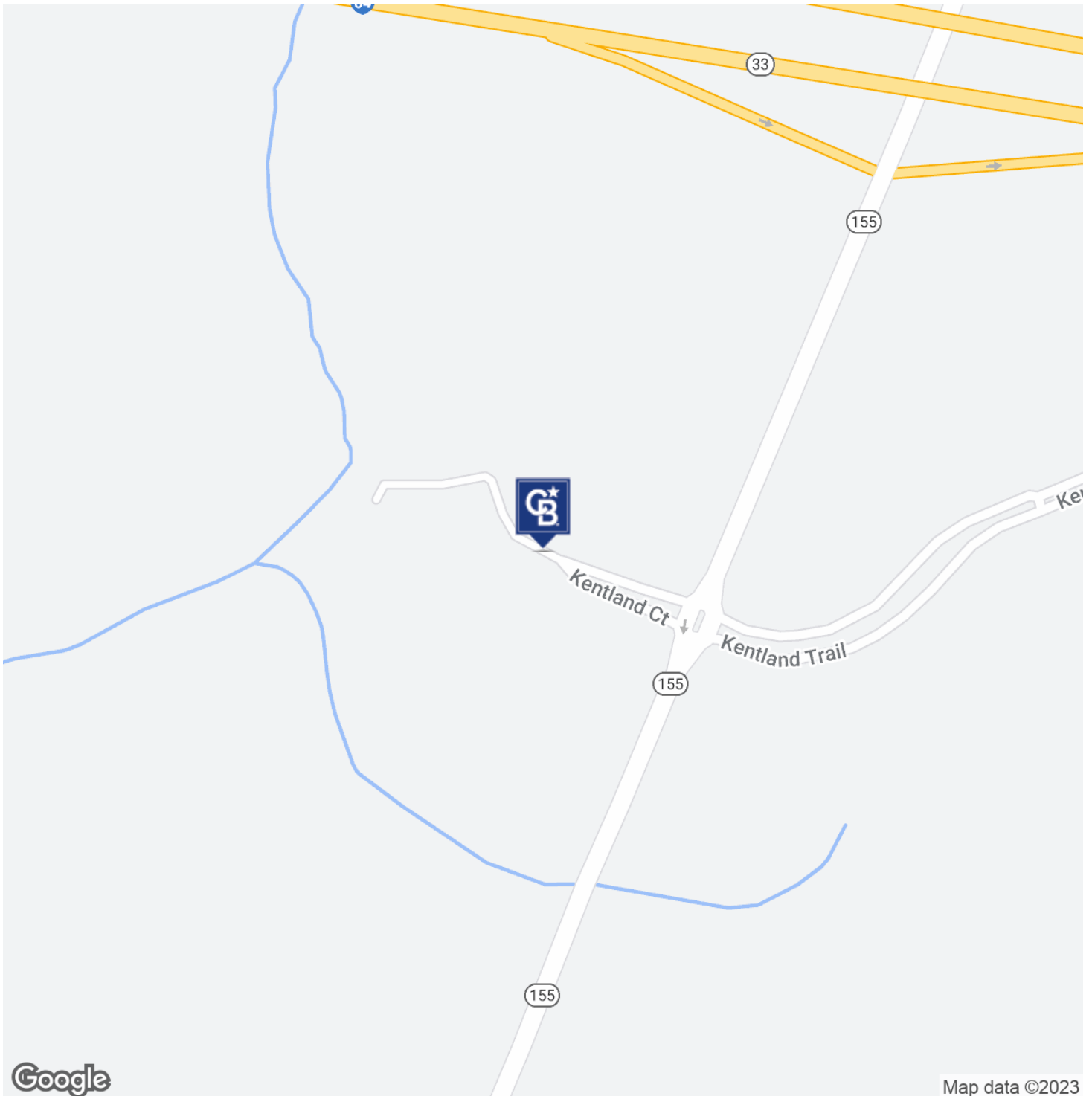


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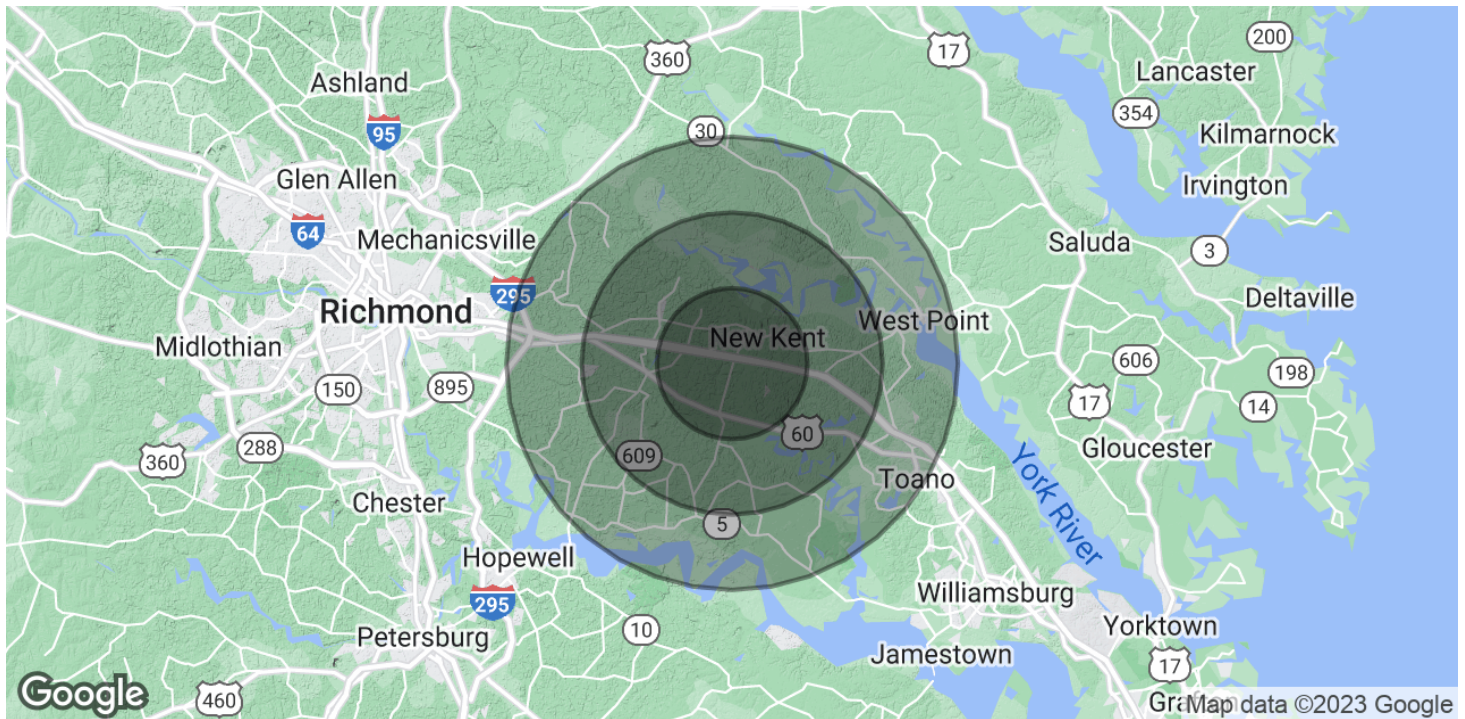


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	7,903	26,089	60,135
Average Age	46	45.4	46.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	3,097	10,726	24,939
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$99,834	\$94,154	\$90,344
Average House Value	\$323,656	\$281,177	\$275,436

* Demographic data derived from 2020 ACS - US Census

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