



# For Sale

3125-3201 Williamsburg Rd  
Richmond, VA 23231

+/- 4 acres available

Contact Broker for Price





# Overview

- Two adjacent parcels totaling 3.87 acres
- Henrico County B-3 zoning permits a variety of commercial uses by right
- Federal Opportunity Zone and Henrico County Enterprise Zone designations
- Henrico County water, sewer, and electric in place
- 15,000 VPD on Williamsburg Road

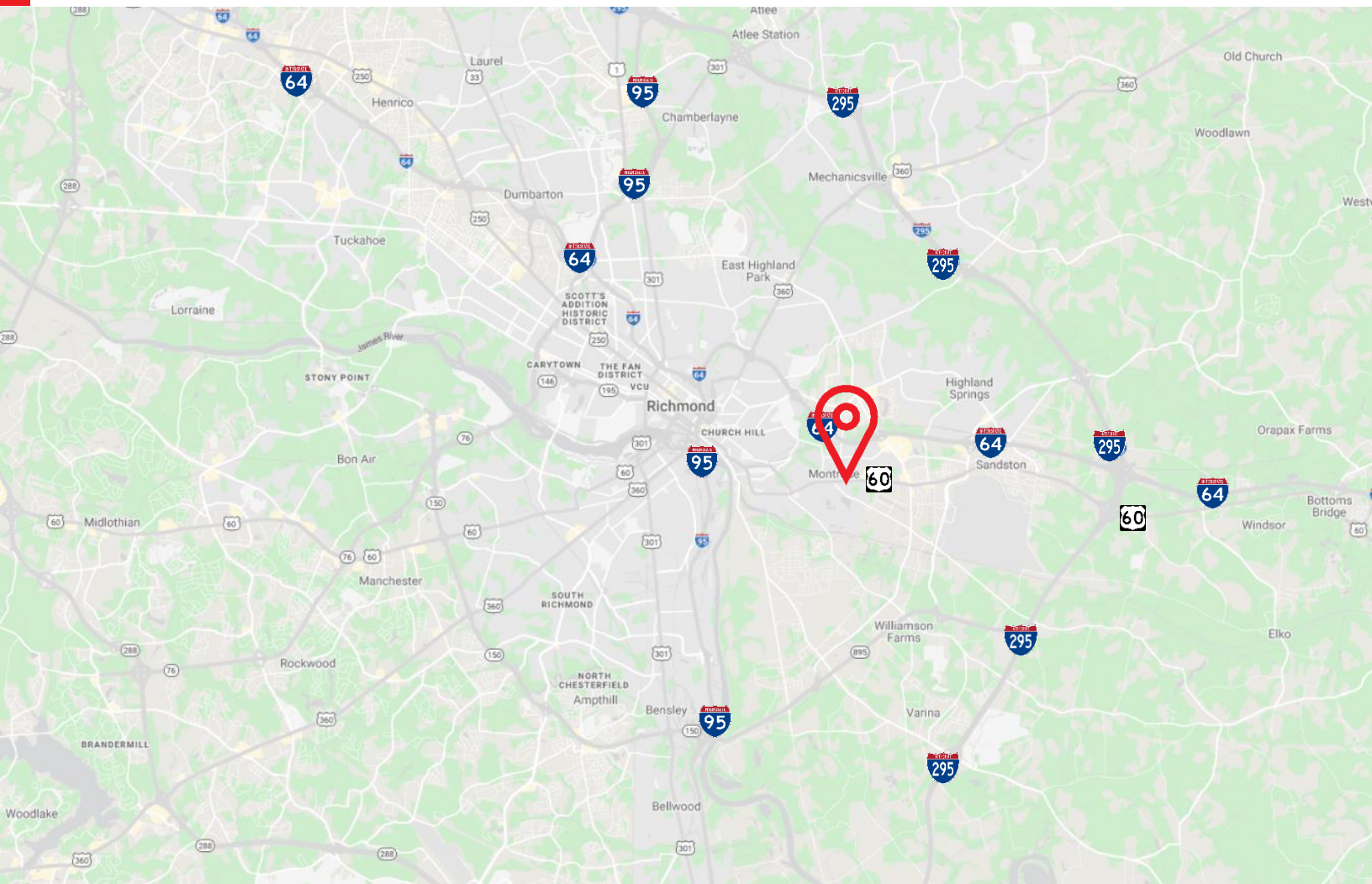


## Area Demographics

|  | 1 mile       | 3 miles       | 5 miles         |
|--|--------------|---------------|-----------------|
| <b>Population Summary</b>                          |              |               |                 |
| 2010 Total Population                              | 5,493        | 53,575        | 134,666         |
| 2021 Total Population                              | 5,724        | 58,712        | 152,693         |
| 2026 Total Population                              | 5,792        | 60,657        | 160,057         |
| <b>Median Age</b>                                  |              |               |                 |
| 2021 Median Age                                    | 35.5         | 36.4          | 33.9            |
| <b>Average Household Income</b>                    |              |               |                 |
| 2021 Average Household Income                      | \$53,991     | \$60,524      | \$60,935        |
| <b>2021 Total Expenditures (Consumer Spending)</b> |              |               |                 |
| 2021 Retail Spending                               | \$58,520,450 | \$607,860,453 | \$1,538,048,477 |



# Location overview



## Drive times



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