HANOVER COUNTY
ECONOMIC DEVELOPMENT
VIRGINIA•USA

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GROWING BUSINESS.
Growing community.

FY2026
Impact Report

Brandon S. Turner
Director

A message from the director

Dear Community Stakeholders,

Hanover County witnessed another strong year of economic growth in FY 2026. The County's proximity to major East Coast markets, low cost of doing business, and availability of real estate have made it a premier location to launch and grow a business. Economic success in the community can be viewed by the nearly $222 million in Commercial Building Permits issued this past year as well as consistently low (and falling) vacancy rates in retail, office, industrial and flex sectors, along with exciting announcements such as:

- Rosendin's significant expansion committing to a 124,000-square-foot facility and investing $14 million and creating 250 jobs over the next five years.
- Construction well underway on the Stony Run Commons commercial development, soon welcoming a mix of businesses including Aldi, Bank of America, Panda Express, and Hyatt Studios hotel.
- Bon Secours opening their much-anticipated Ashland Emergency Center in the Northlake area at Lewistown Road.

In addition to welcoming these new businesses to the community, Hanover County Economic Development (HCED) continued with our mission of existing business engagement, support and recognition. Throughout the year, HCED directly visited 133 businesses and assisted 124 companies with a number of requests. Another successful Heart of Hanover Business Awards program stirred the community to recognize numerous businesses for legacy and outstanding contribution to the County. The Department also hosted the Federal Reserve Bank of Richmond at an Economic Outlook Seminar to help our businesses understand how federal policy is shaping the business climate. Partnering with the rapidly growing agritourism community and the newly launched Hanover Tourism Department, HCED helped kick-off coordination of the first Fields and Farms Tour held in the County in more than 45 years.

While unemployment remained below 3.5% throughout the year and investment was strong, the national and global economies are showing signs of slowing. This trend has also been evident in HCED's business attraction activity. Although 79 project leads were generated and 77 prospect visits were hosted this year, much of this activity occurred earlier in the year with a noticeable decline heading into summer. Additionally, the loss of developable sites, policy changes, infrastructure capacity constraints, and environmental considerations are increasingly limiting future development and investment opportunities. Now more than ever, it is imperative that HCED work collaboratively with partners and leverage every available resource to invest in sites, buildings, infrastructure, workforce, and the other critical components of economic development needed to attract and secure targeted, strategic investment well into the future.

While challenges lay ahead, Hanover is well positioned to identify and implement solutions and grow economic opportunity thanks to strong fiscal policy and guidance. Thank you to County leadership, from the Board of Supervisors and Administration to our dedicated department heads, as well as our local, regional, and state partners, citizens, and, especially to Hanover County's business community. The success of our Department, and the County's economy at large, is due to the investment, commitment, and love you bring to this community each and every day!

Sincerely,

Brandon S. Turner

A Look Inside

4	A Year at a Glance
6	Investing in Hanover
8	Growth Taking Shape
10	Ready for What's Next
11	Local Business, Big Impact
12	Investing in Success
14	Sharing Hanover's Story
16	Celebrating Excellence
18	Experiencing Hanover
19	Stronger Together
20	Recognized for Excellence
21	Hanover Facts & Figures
22	About Hanover Economic Development
23	About Hanover EDA
24	About Hanover County
25	Data: Workforce & Wages
26	Data: Property Values & Commercial Real Estate
27	Data: Hanover's Economic Scale

A YEAR AT A GLANCE

2025

JUL

- ★ HCED premiers two new business testimonial videos
- ★ Brandon Turner judges Governor's School CTE Pitch Competition

AUG

- ★ Brandon Turner attends SEDC Conference in Oklahoma City
- ★ Debuted Startup VA Entrepreneur Certificate Course

SEP

- ★ HCED hosts Biz, Bites and Beverages networking event
- ★ County cuts ribbon on Hanover section of the Fall Line Trail
- ★ HCED hosts Federal Reserve Bank Economic Outlook seminar

OCT

- ★ Hanover hosts 2025 Governor's Summit on Rural Prosperity
- ★ Ann Glave graduates the Virginia Rural Leadership Institute

NOV

- ★ The Virginia Home breaks ground in Mechanicsville
- ★ Riverside Logistics leases at Washington Highway Logistics Center
- ★ Hanover County earns Quad-AAA bond rating

DEC

- ★ Matan announces Northlake II is fully leased
- ★ DPR Construction leases at Northlake II
- ★ Bon Secours Ashland Emergency Center opens in Northlake

From strengthening our business community to advancing strategic projects, each month brought meaningful progress for Hanover County.

2026

JAN

- ★ Hanover Economic Development debuts new website design
- ★ Hanover County named by Virginia Magazine as one of Virginia's 2026 Best Places to Work

FEB

- ★ DEIC's 2026 AG-X six-week workshop series begins
- ★ Armon Smith attends marketing mission trip to Philadelphia with GRP

MAR

- ★ Rosendin leases at Lakeridge Logistics Center
- ★ Armon Smith attends 2026 Site Selectors Guild in Atlanta, GA
- ★ HCED sponsors Energy Tech 2026 Conference in Richmond

APR

- ★ Kroger Marketplace opens on Route 360
- ★ Nominations open for The Heart of Hanover Contest
- ★ Hanover debuts new tourism website and app

MAY

- ★ Brandon Turner attends ChamberRVA's InterCity Visit to Phoenix, AZ
- ★ Armon Smith attends 2026 Select USA Investment Summit at National Harbor

JUN

- ★ Brandon Turner attends BioTech Conference in San Diego
- ★ HCED hosts Heart of Hanover Business Awards luncheon
- ★ Armon Smith attends Summer Fancy Foods Show in New York

INVESTING IN HANOVER

$222 M CAPITAL INVESTMENT

79 LEAD GENERATION

77 PROSPECT VISITS

Rosendin Leases in Hanover County

Hanover County welcomed Rosendin, the nation's largest employee-owned electrical contractor, to the Lakeridge Logistics Center with the lease of a 124,000-square-foot facility. The company plans to invest $14 million in the property including office and training space and create 250 new jobs over the next several years, further strengthening Hanover's growing industrial sector and reinforcing the County's reputation as a strategic location for business expansion and investment.

Crescent Business Center (CBC) Expansion

Merritt Properties continued its investment in Hanover County with the expansion of Crescent Business Center in Ashland. The new project will add 240,000 square feet of Class A light industrial space to help meet growing market demand. Agiliti and CB Flooring preleased space at the development, demonstrating strong demand for the new facility even before construction began.

93 BUSINESS ANNOUNCEMENTS & EXPANSIONS

CBC Receives Top Commercial Real Estate Awards

Merritt Properties' expansion of Crescent Business Center in Ashland earned top honors in 2026, with Building 7 recognized as the Greater Richmond Association for Commercial Real Estate's Industrial Project of the Year and named a Virginia Business Magazine Top Project.

DPR Construction Leases at Northlake II

Matan Companies fully leased the final 203,000-square-foot building at Northlake II in Ashland to DPR Construction, bringing the 548,000-square-foot Class A industrial park to full occupancy. The announcement highlights continued demand for high-quality industrial space in Hanover County and the strength of the County's strategic location along the I-95 corridor.

GROWTH TAKING SHAPE

Turning plans, partnerships, and investment into completed projects across Hanover County.

New Flavors. New Investment.

Hanover County's growing food service scene continued to attract new investment creating jobs and enhancing the quality of life for residents while providing additional amenities for the region's growing workforce and rapidly expanding tourism sector.

The Virginia Department of Forensic Science and the Office of the Chief Medical Examiner celebrated the ribbon cutting on June 8, 2026 of the new Central Laboratory, a state-of-the-art, 281,425-square-foot facility that will serve as the statewide headquarters for both agencies. Located at 8850 Times Dispatch Boulevard in Mechanicsville, the facility marks a major milestone in a multi-year effort to modernize and increase capacity to meet growing caseloads and technological demands. The event drew state and local leaders, law enforcement partners, and other distinguished guests, underscoring the importance of the new laboratory to public health and public safety in the Commonwealth.

The Virginia Home, a 501(c)(3) care community for adults living with irreversible physical disabilities, broke ground in November 2025 on its $128 million, 70-acre, state-of-the-art campus in Hanover County. The project is expected to be completed in Fall 2027. The only facility of its kind in the Commonwealth, The Virginia Home serves 130 residents in its current location in Richmond. The new campus, located at the intersection of I-295, Pole Green Road and Bell Creek Road in Hanover County, will be home to 160 full-time residents, initially increasing capacity by more than 20%, with the potential for future growth.

Bon Secours' $37 million investment in the new **Ashland Emergency Center** adds a major health care asset to Hanover County while supporting the continued growth of the Ashland area. The 24-hour emergency facility strengthens the county's employment base, expands access to essential services, and adds to the growing concentration of commercial and institutional investment along the Lakeridge Parkway corridor.

Stony Run Commons continues to enhance amenities in the Washington Highway/Route 1 corridor as a growing commercial destination. Nearly all parcels within the development are sold or leased, with tenants including Bank of America, 7-Eleven, ALDI and Panda Express. The development is also positioned for continued growth, with plans for a new Hyatt Studios hotel adding to the mix of services and amenities in this strategically located area near I-95.

Excel Truck Group opened a state-of-the-art truck and trailer dealership in Ashland. The new facility features 36 service bays and a 23,000-square-foot parts warehouse, providing sales, service and parts support to commercial truck operators throughout the region. The expansion also relocated employees from the company's former Glen Allen facility to Ashland.

Cascades Continues to Ramp Up Bear Island Operations in Hanover

Cascades' Bear Island recycled containerboard mill in Ashland officially began operations in May 2023, following a significant investment that transformed the former paper mill into a state-of-the-art manufacturing facility. In the third quarter of 2025, production increased 24% to more than 102,000 tons, reaching 88% of total quarterly capacity. The continued ramp-up underscores the success of this major manufacturing investment and reinforces Hanover County's position as a destination for sustainable, advanced manufacturing.

READY FOR WHAT'S NEXT

Strategic locations. Smart investments. Limitless potential.

Hanover County's industrial parks along the U.S. Route 1, I-95 and I-295 corridors in the County's Suburban Service Area offer businesses a strategic location with direct access to major transportation routes and East Coast markets. With I-95 providing a critical north-south connection and proximity to the Richmond region, these employment hubs support a variety of uses including distribution, manufacturing, and other industrial operations. Combined with a business-friendly environment, available infrastructure, and a skilled workforce, Hanover County continues to attract investment and create opportunities for business growth.

River Point Commerce Center located adjacent to I-295 in Mechanicsville, is a centrally located industrial site in the heart of the Richmond region with multiple interstate access points including I-95 and I-64. The development offers up to 580,100 square feet of speculative industrial and distribution space, along with one build-to-suit manufacturing opportunity.

Northlake III is a planned 210,450-square-foot Class A industrial development in Hanover's Northlake Industrial Park, expanding the County's inventory of space for distribution, logistics and other industrial users. Located near I-95, the project will offer 71 dock doors, 36-foot clear heights and 2.4 acres of outdoor storage, providing flexibility for a range of business operations.

North Park is expanding Hanover County's industrial inventory near Ashland with three new industrial buildings totaling more than 120,000 square feet. The Class B industrial development offers flexible spaces ranging from 8,000 to 64,000 square feet, with modern features designed to support a variety of manufacturing, distribution and logistics operations. Strategically located near Ashland with convenient regional access, North Park adds new opportunities for business growth and investment in Hanover.

LOCAL BUSINESS BIG IMPACT

Hanover businesses are growing, investing and making a lasting impact in the community.

Hanover's Fastest-Growing Businesses

RVA 25 Keiter
2025

BWS Landscaping
Nations Classroom
Happy Floors

Inc. 5000 America's Fastest Growing Private Companies
2026

First Arriving
3 Reasons Consulting

In February 2026, **Anton Paar USA** celebrated 40 years of innovation and growth in the United States. Established in Hanover County in 1986 as the second sales company of Austrian-based Anton Paar GmbH, the company has grown into a leading provider of high-precision measurement and laboratory technology used by industries worldwide to analyze and characterize materials, products and processes. The anniversary celebration at Dover Hall in Goochland County recognized the dedication of long-serving employees, while also marking a leadership transition as Rishi Kaushik succeeded Reinhard Eberl as President and CEO after Eberl's 21 years at the helm. Eberl continues to support Anton Paar in a new capacity. This anniversary milestone reflects Anton Paar USA's longstanding presence in the region and the strength of the people and expertise driving its success.

Wegmans Virginia Service Center was honored with the Spirit of Partnership Award at Hanover County's 24th Annual Spirit of Volunteerism Awards in recognition of its commitment to community engagement and corporate citizenship. As one of the County's largest employers and logistics hub, Wegmans contributes to Hanover's economic vitality while also supporting local organizations including Hanover & King William Habitat for Humanity, FeedMore, United Way and the Hanover Education Foundation. Through volunteerism, donations and in-kind support, Wegmans demonstrates how business success and community investment can work together to strengthen quality of life and build a more resilient Hanover County.

INVESTING IN SUCCESS

133 BUSINESS RETENTION & EXPANSION VISITS

124 ASSISTED COMPANIES

The **Hanover Entrepreneur Certificate Course**, offered through a partnership with Startup Virginia, provides aspiring and existing entrepreneurs with a comprehensive, nine-class program designed to help them start or grow a business. The online program strengthens Hanover's entrepreneurial ecosystem by providing local business owners with valuable education and resources to support long-term growth and success.

In October 2025, Hanover County Economic Development celebrated the graduation of Existing Business and Project Manager Ann Glave from the **2025 Virginia Rural Leadership Institute.** The statewide leadership program equips participants with the knowledge, connections, and skills to strengthen rural communities, further enhancing Hanover's capacity to support business growth and economic development initiatives. As part of the program, Ann's capstone community impact project is a one-day **Fields and Farms Tour** in Hanover County. Scheduled for October 10, 2026, the tour showcases the County's diverse agricultural operations, educates visitors, and highlights the economic and cultural importance of local agriculture.

Hanover Business Community Meeting

Hanover County Economic Development hosted a **Business Community Meeting** featuring U.S. Senator Mark Warner, who shared updates on federal initiatives impacting economic development, manufacturing, trade, entrepreneurship, and small business growth. The discussion also explored emerging issues such as artificial intelligence, workforce trends, and access to capital, providing local businesses with valuable insights while fostering dialogue between the business community and government leaders.

Hanover Economic Outlook Seminar

Local business leaders gained timely insights into national and regional economic trends at an **Economic Outlook Seminar** hosted by Hanover Economic Development at the Richmond Times-Dispatch building in Mechanicsville. Featuring the Federal Reserve Bank of Richmond, the event also unveiled the results of the Hanover Business Survey, equipping employers with data to support informed business planning while reinforcing the County's commitment to delivering meaningful resources to its business community.

Energy Tech Virginia 2026

Energy Tech Virginia 2026 brought together more than 400 utility leaders, startups, researchers and industry experts from across the country at the Science Museum of Virginia for discussions on the future of energy. Now in its third year, the Mid-Atlantic's premier energy and grid technology showcase highlighted the innovators and projects transforming Virginia's energy landscape through education sessions, innovation roundtables, company presentations and a startup competition. Hanover County Economic Development was a participating sponsor of the event.

SHARING HANOVER'S STORY

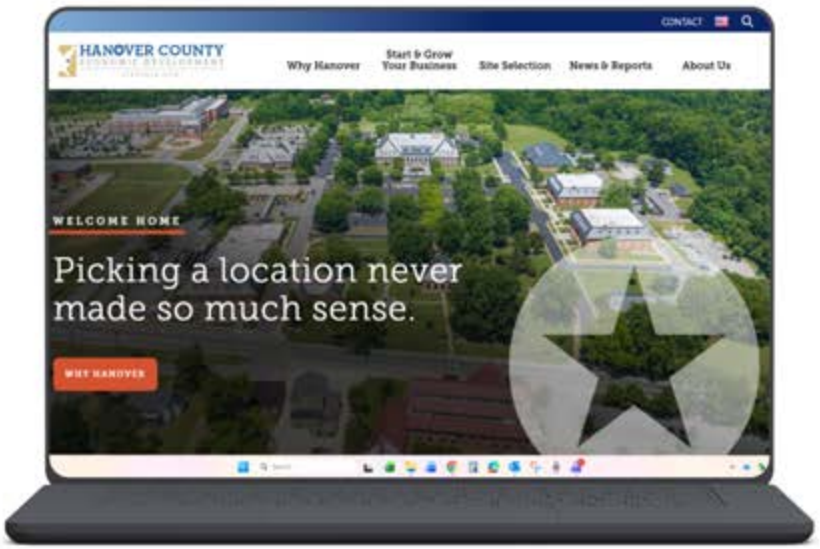
Telling the world what makes Hanover County a great place to do business.

44,136 WEBSITE VISITS

5,216 SOCIAL FOLLOWERS & NEWSLETTER SUBSCRIBERS

12 NEWSLETTERS SENT

4 BUSINESS PROMOTIONAL VIDEOS PRODUCED



www.HanoverVirginia.com

Hanover County Economic Development launched a fully redesigned website at the beginning of 2026, creating a modern, user-friendly digital gateway for businesses, site selectors, entrepreneurs, and residents.

The new website features streamlined navigation, enhanced mobile responsiveness, refreshed branding, expanded accessibility tools that meet ADA standards, and a dedicated Economic Development Authority (EDA) page, making it easier than ever to access business resources, available properties, workforce information, and community data.

The redesign strengthens the department's online presence while providing a more engaging and accessible experience that better supports business attraction, expansion, and investment in Hanover County.

Success Stories.
Straight from Hanover Businesses.

In fiscal year 2026, Hanover County Economic Development expanded its Business Success Stories series on HanoverVirginia.com with four new company profiles featuring Creative, Kings Dominion, Porvair Filtration Group, and P.D. Brooks Traffic Control.

These professionally produced stories and companion videos highlight the diverse industries driving Hanover's economy—from workplace innovation and tourism to advanced manufacturing and infrastructure services—while showcasing why these companies continue to invest and grow in the County.

By sharing authentic testimonials from local business leaders, the series serves as a valuable marketing tool that reinforces Hanover's reputation as a premier location for business success, workforce development, and long-term investment.

The stories also provide prospective businesses and investors with firsthand insight into the advantages of operating in Hanover County. By showcasing the experiences of companies across a diverse range of sectors, the series demonstrates the County's supportive business environment, skilled workforce, strategic location, and strong quality of life.

Connecting Business and Talent

The Hiring in Hanover, VA web-based app supports local workforce development by connecting Hanover County employers with job seekers through a free, centralized platform. The app helps businesses promote available positions and strengthens connections between local employers and the workforce, supporting business growth and a strong local economy.

CELEBRATING EXELLENCE

Programs and events showcasing the businesses that make Hanover County extraordinary.

THE HEART OF HANOVER BUSINESS AWARDS CONTEST:

3,636 BUSINESS NOMINATIONS

15,664 TOTAL VOTES CAST

Biz, Bites and Beverages, hosted by Hanover County Economic Development in September 2025 at James River Cellars Winery, brought together Heart of Hanover Business Awards finalists, local officials, business leaders, and regional partners including Richmond Region Tourism, ChamberRVA, and the Greater Richmond Partnership for an evening of networking and collaboration. The annual event reinforces the strong partnerships that support Hanover County's business community and economic growth.

The Heart of Hanover Business Awards

Now in its second year, this event celebrated the businesses and organizations that make Hanover County a vibrant place to live, work, and conduct business. Hosted by Hanover County Economic Development, the June 2026 awards luncheon held at Richmond Times-Dispatch in Mechanicsville recognized **The Heart of Hanover Contest Winners** across seven publicly voted categories. The winners included Hanover Vegetable Farm (Destination Business of the Year), Root Modern Dentistry (Health & Wellness Business of the Year), Doggone Good Treats LLC (Manufacturer of the Year), The Lucky Paw Foundation (Nonprofit Organization of the Year), Red Rooster Country Store (Restaurant of the Year), For Posh Sake (Retail Business of the Year), and PawsCienda Pet Resort (Service Business of the Year).

Committee-selected honors also recognized (pictured below from left to right): Green Top Sporting Goods (Marc S. Weiss Award), Steele Insurance Agency (Legacy Business Award), Dominion Lock & Security (Legacy Business Award), Hanover Tavern (Hanover VA250 Award) and Thompson Street Tavern (Building Design & Improvement Award) for their leadership, longevity, investment, and community impact.

EXPERIENCING HANOVER

Rooted in agriculture.
Steeped in history.

Tourism in Hanover County reached a record high in calendar year 2025, with visitors directly spending more than $251 million—up 4.8% from the previous year. In fiscal year 2026, Hanover County collected nearly $1.8 million in lodging taxes, a 5.81% increase, as regional occupancy and demand grew.

On September 24, 2025, Hanover County celebrated the ribbon cutting of its four-mile **Power Line Section of the Fall Line**, a planned 43-mile multi-use trail connecting seven Central Virginia localities from Ashland to Petersburg. The new trail segment, which connects to Ashland's 0.6-mile Trolley Line Section, expands opportunities for outdoor recreation, connects communities and natural spaces, and supports the vision for a more connected and vibrant region.

In October 2026, The Federal Club in Hanover County hosted the **Korn Ferry Tour Championship**, bringing a nationally recognized golf tournament to the region. The event generated economic activity through visitor spending while showcasing Hanover and the Richmond region as destinations for major sporting events.

On October 10, 2026, Hanover County hosted a **Fields and Farms Tour** showcasing local agriculture, the businesses behind it and its economic and cultural impact. The tour offered behind-the-scenes experiences at several farms, highlighting agriculture and agritourism as important contributors to Hanover's economy and visitor appeal.

Visit HANOVER County, Va

Ripe For Discovery

Hanover County launched its new **Tourism Department** in FY26 and introduced a dedicated website and companion app to promote the County as a destination for visitors. The website highlights Hanover's attractions, outdoor recreation, agritourism, events, dining and lodging, helping connect visitors with local businesses and experiences. Together, the new department and website strengthen Hanover's tourism marketing efforts and support the continued growth of the visitor economy.

VisitHanoverVA.com

STRONGER TOGETHER

Partnerships that drive economic progress.

RECOGNIZED FOR EXCELLENCE

Hanover County continues to earn national, state and regional recognition for excellence in leadership, innovation and impact.

Financial Strength. Nationwide Distinction.

QUAD – AAA

Highest possible bond rating from all four major credit rating agencies.

MOODY'S | S&P GLOBAL | FITCH RATINGS | KROLL

Hanover County is one of only four counties in the nation to achieve this elite designation. Henrico and Chesterfield counties also hold quad-AAA ratings making the Richmond area the first in the nation to earn this distinction and reinforcing our reputation for strong fiscal leadership.

VACo Achievement Awards 2026

Virginia Association of Counties

Naloxone By Mail Program

An innovative approach to expanding access to livesaving resources and improving community health.

9/11 Day of Service

Uniting residents and Hanover County employees in service and remembrance while strengthening community connections.

NACo Achievement Award 2026

National Association of Counties

NACo ACHIEVEMENT AWARD Winner 2026

Hanover County's Department of Community Resources received a NACo Award for its program, **Celebrating a Century: Honoring Hanover County's Centenarians.**

Launched in 2023, the annual Centenarian Celebration honors residents who are 100 years of age and beyond. The program is held each May during Older Americans Month.

Recognition for Workplace Excellence

Hanover County was named one of the **2026 Best Places to Work in Virginia** by **Virginia Business** magazine and also earned a spot on the **Richmond Times-Dispatch Top Workplaces 2026** list.

CNBC **2026 TOP STATES FOR BUSINESS** **#3 VIRGINIA**

CNBC ranked Virginia #3 in its annual America's Top States for Business listing. Virginia has finished in the top five every year since 2018, and has been ranked #1 a record six times.

Business Facilities The Source For Site Selectors **2026 TOP WORKFORCE TRAINING PROGRAM** **#1 VIRGINIA**

The Virginia Talent Accelerator Program was ranked #1 in the United States for customized workforce training in Business Facilities Magazine's 22nd Annual Rankings Report for the fourth consecutive year.

HANOVER FACTS & FIGURES

Hanover County offers a diverse economy with employers spanning a wide range of industries and an excellent school division with 100% of public schools fully accredited.

Total Business Establishments

4,273

Hanover County Public Schools

100%
Fully Accredited
Virginia Department of Education based upon Virginia Standards of Learning assessments.

10 National Blue Ribbon School of Excellence Awards

15th Largest School Division in Virginia

Number of Students Served **17,000+**

2025 On-Time Graduation Rate*
95.2%
*13 consecutive years exceeding 95%

65%
2025 Graduates Earning an Advanced Diploma

98
Career & Technology Course Offerings

94
National Board Certified Teachers

Hanover's Largest Employers

(by number of employees)

- Bon Secours Health Systems Inc.
- Amazon Fulfillment Services, Inc.
- Kings Dominion
- RMC Events
- Wal-Mart
- Wegmans Virginia Service Center
- Federal Express
- Supervalu Wholesale Operations (UNFI)
- Carter Machinery
- Food Lion
- Woodfin Oil Company
- Kroger
- The Home Depot
- AMF Bowling Companies (Qubica)
- Covenant Woods
- LogistiCare Solutions
- Bell Nursery USA, LLC
- Vitamin Shoppe Distribution Center
- Owens & Minor Distribution Inc.
- Cascades

ABOUT HCED

Supporting Hanover's Economic Growth

Hanover County Economic Development (HCED) works to strengthen the County's economy by supporting existing businesses, attracting new investment, and creating opportunities for entrepreneurs and employers to grow. The department serves as a resource and liaison for the business community, connecting companies with information, resources, workforce solutions, incentives and partners to support their success.

Through business outreach and retention efforts, HCED works directly with local businesses to understand their needs, address challenges and identify opportunities for expansion. The department also recruits new businesses and investment by marketing Hanover's competitive advantages, responding to development inquiries and promoting available commercial and industrial sites.

Beyond business recruitment and retention, the department supports entrepreneurship, provides business education and resources, facilitates economic development projects, and collaborates with County leaders, the Economic Development Authority, regional partners and the broader business community. Together, these efforts help expand Hanover's tax base, encourage quality job creation for citizens and foster a strong, diverse and resilient local economy.

HANOVER COUNTY
ECONOMIC DEVELOPMENT
VIRGINIA•USA

Team Members

Brandon S. Turner
Director

Armon D. Smith
Deputy Director

Ann G. Glave
Existing Business & Project Manager

Angela C. Wright
Marketing Manager

Elizabeth C. Harper
Office Manager

ABOUT HANOVER EDA

Leadership That Drives Economic Opportunity

The Hanover County Economic Development Authority (EDA) is a seven-member board appointed by the Hanover County Board of Supervisors to advance initiatives that strengthen the local economy. Working in partnership with Hanover County Economic Development, businesses and community stakeholders, the EDA supports targeted business growth, investment, job creation and economic development projects through strategic leadership, partnerships and financial tools that help keep Hanover competitive for existing and future investment.

Hanover Economic Development Authority 2026

Thomas "Trey" M. Hayden, Chair (Cold Harbor District)
Elizabeth O. Rafferty, Vice Chair (Chickahominy District)
Carey Carlisle, Treasurer (Beaverdam District)
Ronald E. Kieper, Jr. (Mechanicsville District)
Wayne Waldrop (South Anna District)
Sam A. Zeidan (Henry District)
James "Jack" Zemp (Ashland District)

EDA Initiatives in Action

Commissioned a Hotel Market Feasibility Study to evaluate lodging demand and identify opportunities for future hotel and meeting space development in Hanover County.

Participated in two joint meetings with the Town of Ashland Economic Development Authority to strengthen collaboration on shared economic development initiatives.

Sponsored three key economic development events that supported business engagement, tourism, and community recognition:

- Federal Reserve Bank Business Event
- Heart of Hanover Business Awards Program
- Hanover Tourism Workshops

The Hanover EDA and the Town of Ashland EDA jointly sponsored a Tourism Workshop Series coordinated by Hanover Economic Development to help local businesses strengthen visitor experiences, expand tourism opportunities, and support Hanover's growing visitor economy. Led by Ryan Allen of Little Birdie Consulting, the workshop series featured presentations from Richmond Region Tourism, Hanover Tourism, and Hanover Economic Development.

Honoring Service to Hanover County

For more than 30 years, James Kickler has dedicated his time and leadership to serving Hanover County. His extensive community service includes roles with the Hanover County Sheriff's Department Advisory Committee, Hanover Sheriff's Office Foundation, Hanover's multi-jurisdictional Grand Jury, Jury Commission and Hanover 300th Birthday Committee. A significant part of Kickler's service was his eight years on the Hanover County Economic Development Authority, including several years as chairman. Through his leadership on the EDA, Kickler helped advance efforts to support economic growth, business investment and opportunity in Hanover County.

ABOUT HANOVER COUNTY

Hanover County is a thriving community located in Central Virginia and part of the Richmond Metropolitan Statistical Area (MSA), one of the fastest-growing economic regions in the Commonwealth. Covering approximately 474 square miles with a population of more than 115,000 residents, Hanover combines the advantages of a strategic East Coast location with the character of a vibrant suburban and rural community. Governed by a seven-member Board of Supervisors and supported by professional county government staff, Hanover County is committed to responsible fiscal management, high-quality public services and thoughtful long-range planning that supports residents, businesses and future growth. The County's longstanding commitment to sound financial stewardship is reflected in its prestigious Quad-AAA bond rating from all four major credit rating agencies.

Recognized for its exceptional public schools, outstanding public safety services and high quality of life, Hanover continues to attract families, employers and investment from across the region. The County's central location along the Interstate 95 corridor, midway between Washington, D.C. and the Hampton Roads region, provides businesses with convenient access to major markets throughout Virginia and the eastern United States.

This combination of strong local leadership, financial stability, strategic infrastructure, a skilled workforce and a collaborative business climate has positioned Hanover County as one of Virginia's premier communities for living, working and doing business.

2026 Board of Supervisors

Sean M. Davis, Chair
Henry District

Jeff S. Stoneman, Vice Chair
Beaverdam District

Faye O. Prichard
Ashland District

Danielle Grieshaber Floyd
Chickahominy District

F. Michael Herzberg IV
Cold Harbor District

Ryan M. Hudson
Mechanicsville District

Susan P. Dibble
South Anna District

County Administration

John A. Budesky
County Administrator

Jay A. Brown, Ph.D.
Deputy County Administrator

Todd E. Kilduff, P.E.
Deputy County Administrator

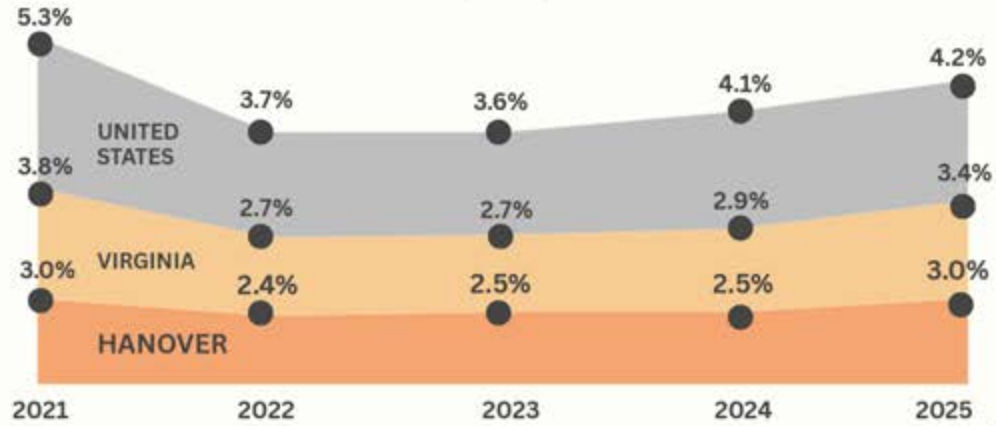
Bret Schardein
Deputy County Administrator

Workforce & Wages

Labor Force
(Number of People)

Source: VEC/QCEW, Q4-CY. VEC data subject to adjustment.

Unemployment

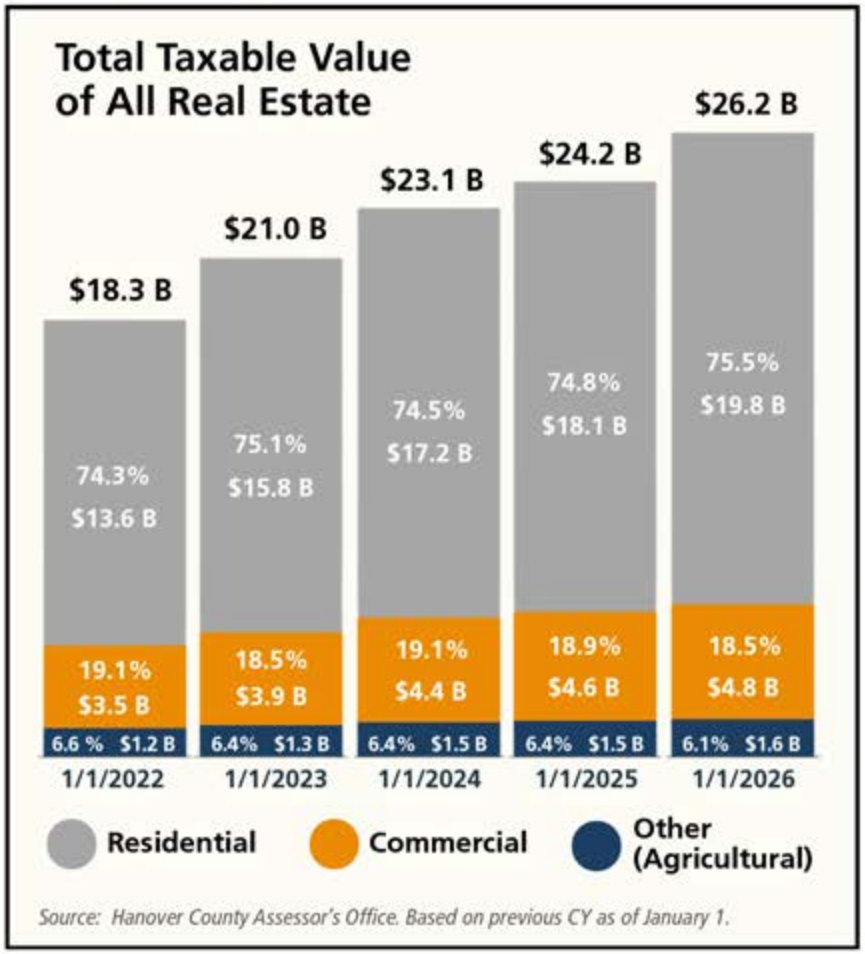


Source: VEC/QCEW, Q4-CY. VEC data subject to adjustment.

Average Annual Wages

Source: Jobs EQ, CY.

Property Values & Commercial Real Estate

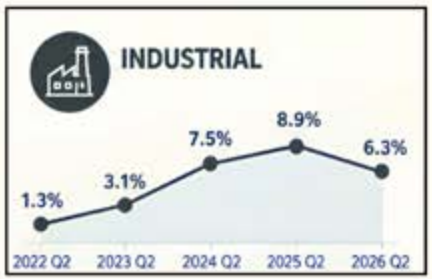


Source: Hanover County Assessor's Office. Based on previous CY as of January 1.

Source: Hanover County Assessor's Office. Based on previous CY as of January 1.

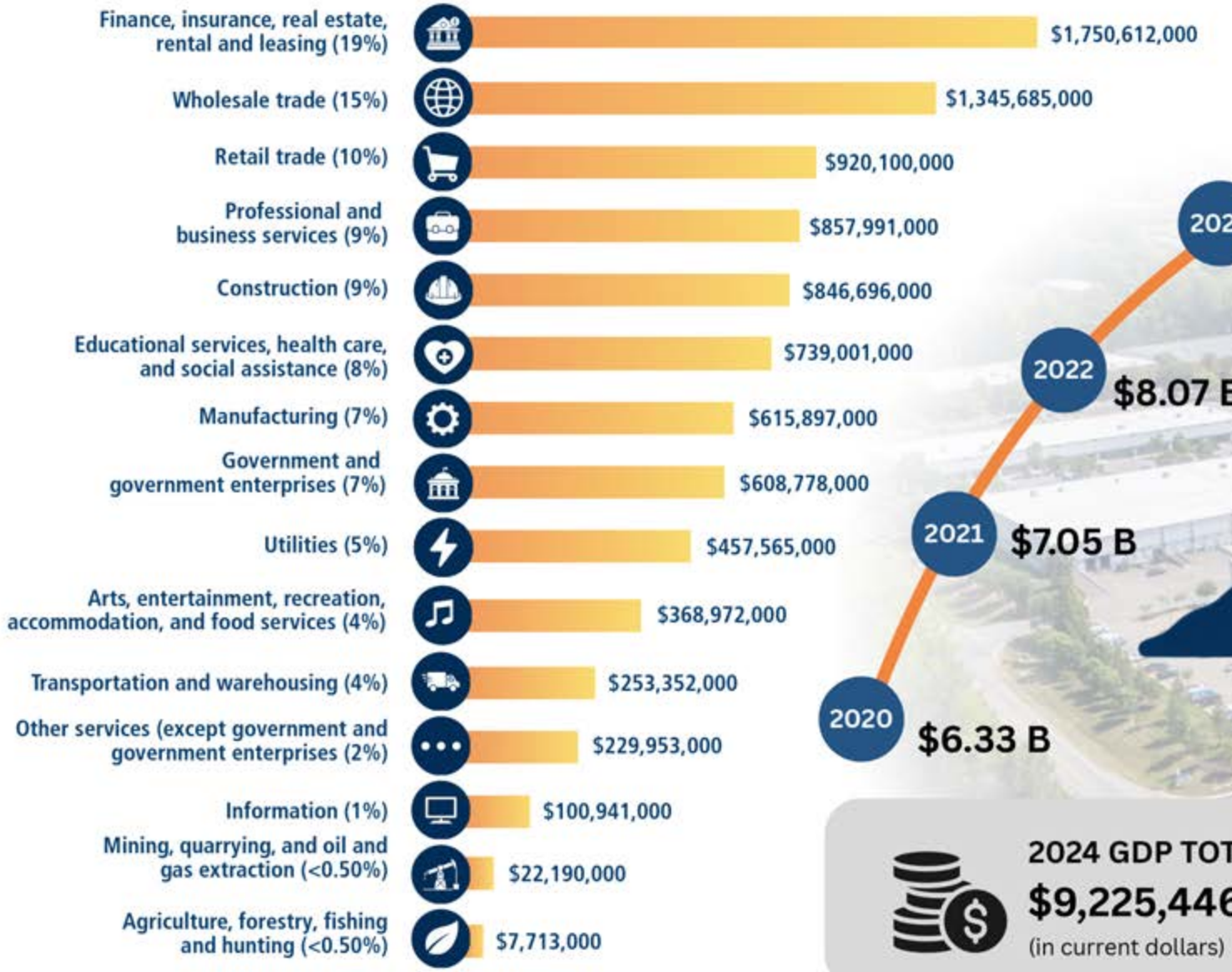
Vacancy Rates by Property Class

Source: CoStar, Q2-CY.



Hanover's Economic Scale

2024 GDP By Industry (in current dollars)



Hanover County Annual GDP
(in current dollars)

2024 GDP TOTAL:
$9,225,446,000
(in current dollars)

45.8%
Since 2020

A resilient economy. Diverse industries. Lasting impact.

Source: U.S. Bureau of Economic Analysis (BEA)/Regional Data as of 2/5/26. Data subject to periodic adjustments by U.S. BEA.

Pole Green Park

A Regional Recreation & Events Destination

Pole Green Park is a 232-acre regional destination in Mechanicsville offering a wide range of recreational amenities, including athletic fields, walking trails, playgrounds, a dog park, skate park, equestrian facilities, picnic shelters and the Pole Green Community Center. The park also serves as a major community and regional event venue, hosting the annual Hanover Tomato Festival along with local events and youth sports tournaments. Its nationally recognized cross-country course has hosted major collegiate, state and national competitions, including the USATF National Cross Country Championships, while continuing to serve as a venue for local and regional meets.

HANOVER COUNTY
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