

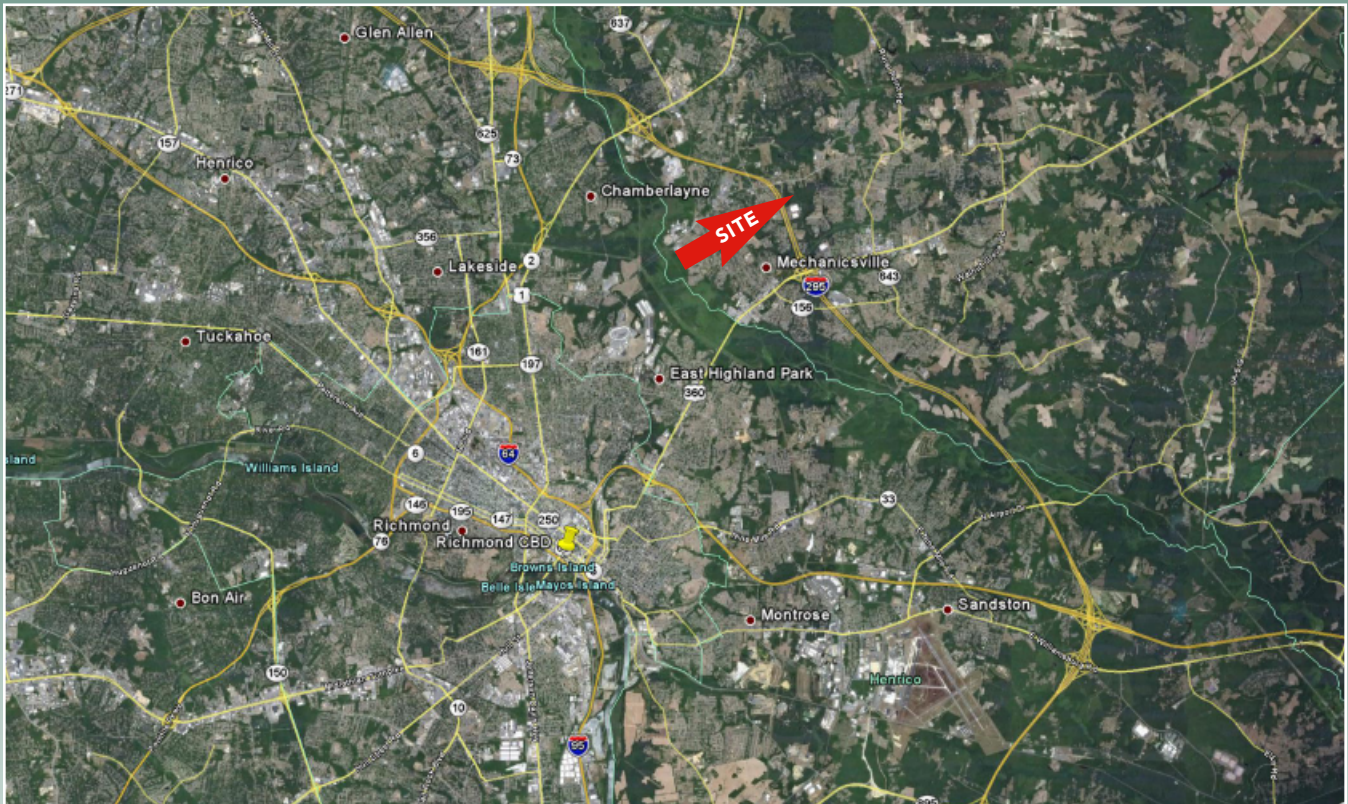
# POLE GREEN RD. & I-295

## Hanover County, VA

### FOR SALE DEVELOPMENT SITE

- 100.26 Acres
- Zoning A-1 and M-2
- Designated in Comprehensive Plan as "Commercial"
- Very High Traffic Counts
- In Hanover County Urban Service Area
- Over 770 feet of frontage on Pole Green Road
- Visibility from I-295
- Potential for Mixed-Use , Power Center, or Neighborhood Center
- 2009 3-mile radius demographics

	1 MILE	2 MILE	3 MILE
<b>2009 Total Population</b>	3,311	32,304	64,114
<b>2009 Avg. Household Income</b>	\$74,342	\$75,069	\$77,389



FOR MORE  
INFORMATION CONTACT

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## RIVERSTONE PROPERTIES, LLC

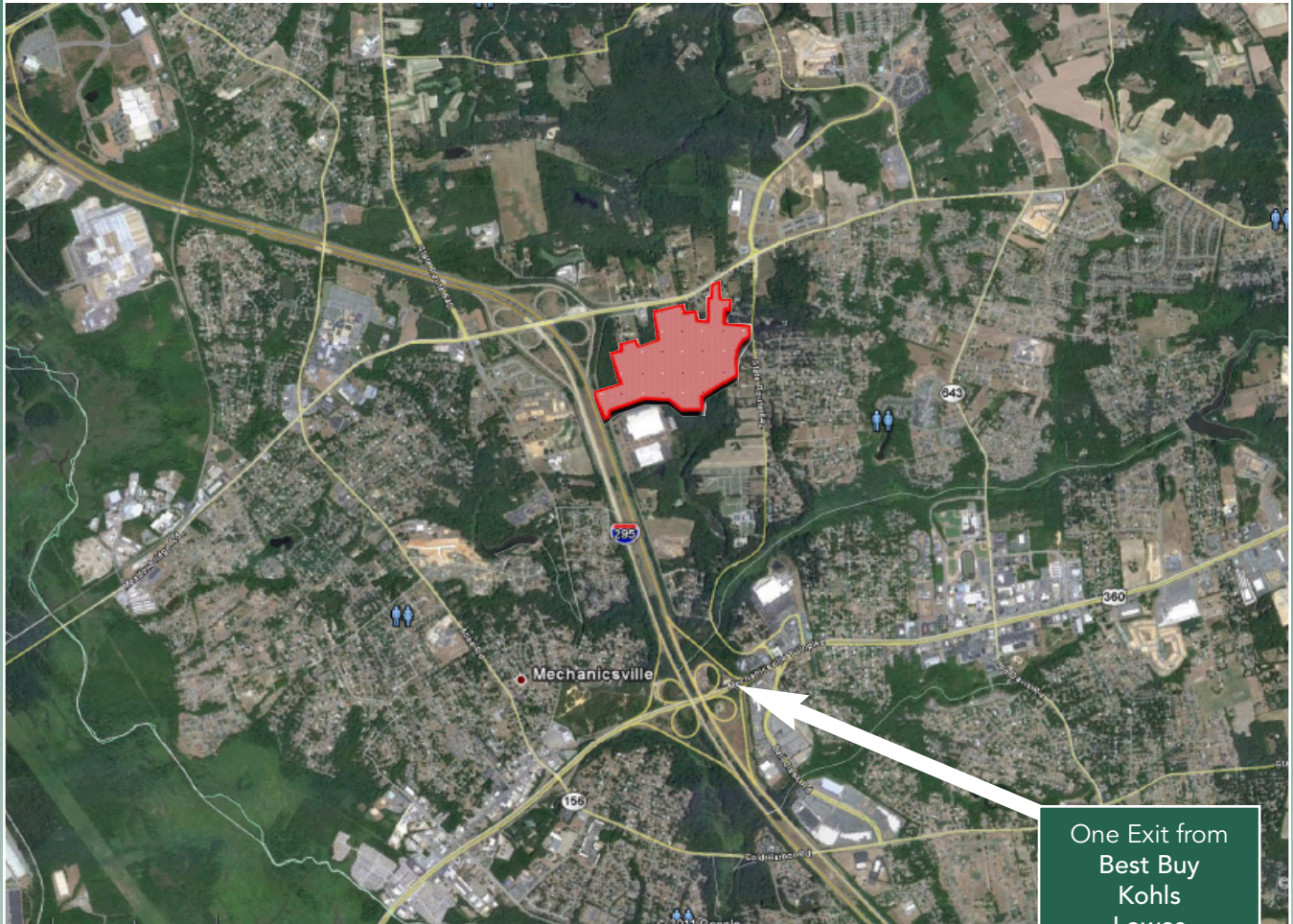
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The information has been obtained from sources believed reliable but is not verified or guaranteed. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# POLE GREEN RD. & I-295

Hanover County, VA

MECHANICSVILLE AREA MAP



One Exit from  
Best Buy  
Kohls  
Lowe's  
Kroger  
Pet Smart  
Martins  
Target  
Home Depot  
BJ's  
Wal-Mart

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