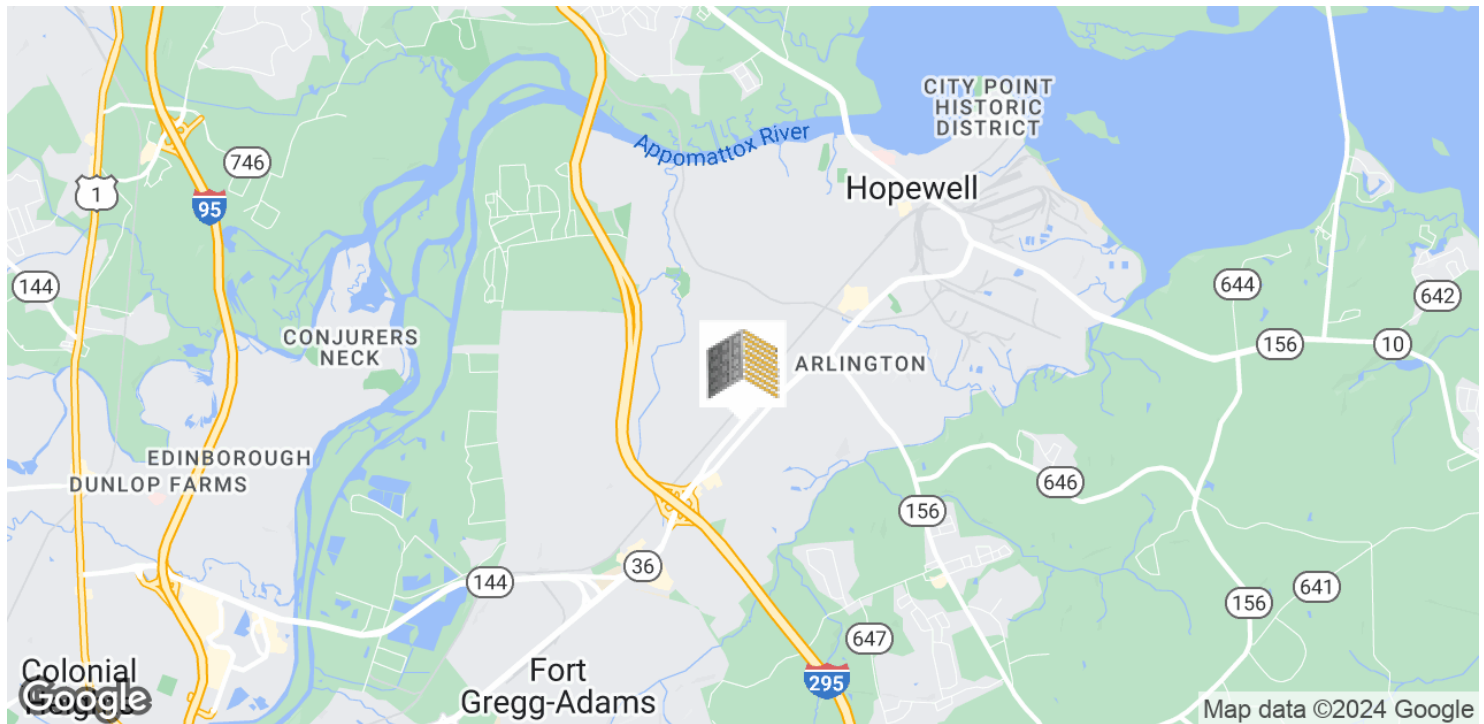


# 1502-1504 WOODLAWN ST

3502-3504 Woodlawn St , Hopewell, VA 23860



## OFFERING SUMMARY

<b>Sale Price:</b>	\$199,950
<b>Available SF:</b>	
<b>Lot Size:</b>	0.9 Acres
<b>Price / Acre:</b>	\$222,167
<b>Zoning:</b>	B4
<b>Market:</b>	Petersburg
<b>Submarket:</b>	Ft. Lee Military Base
<b>Traffic Count:</b>	30,000

## PROPERTY OVERVIEW

.9 acres zoned Commercial, 295 Hopewell FORT LEE (includes 2 lots: this one and contiguous PID# 089-0950) flat and buildable with 212' frontage on Wodlawn Dr with apr 30,000 vehicles per day surrounded by national businesses an d zoned for restaurant, hotel, apartment, service station, automotive, school, church, daycare, convenience store, office, business, banks, hotel, greenhouse and multiple other uses allowed located 1 mile to 295, Fort Lee Military Base and at Wawa, Walgreens, Auto Zone, Advance Auto, Verizon, Citgo, Holiday Inn, Econo Lodge, Captain D's, Bojangles, Little Caesars. There are 2 existing houses and a small garage that are in good condition and possible short-term income for residential, retail, office uses Enterprise Zone Incentives Include:two state grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG),Enterprise Waiver of Permit and Land Development Fees to qualified investors and job creators within those zones, Exemption from BPOL taxes; partial exemption of real estate taxation; and a partial exemption of machinery & tools taxation.

## PROPERTY HIGHLIGHTS

- Commercial Corridor with Interstate Access
- Enterprise Zone. with numerous Local and State Incentives
- 30,000 VPD

### SUSAN HAAS

Associate Broker

804.349.5788

susan.haas@joynercommercial.net

FOR SALE

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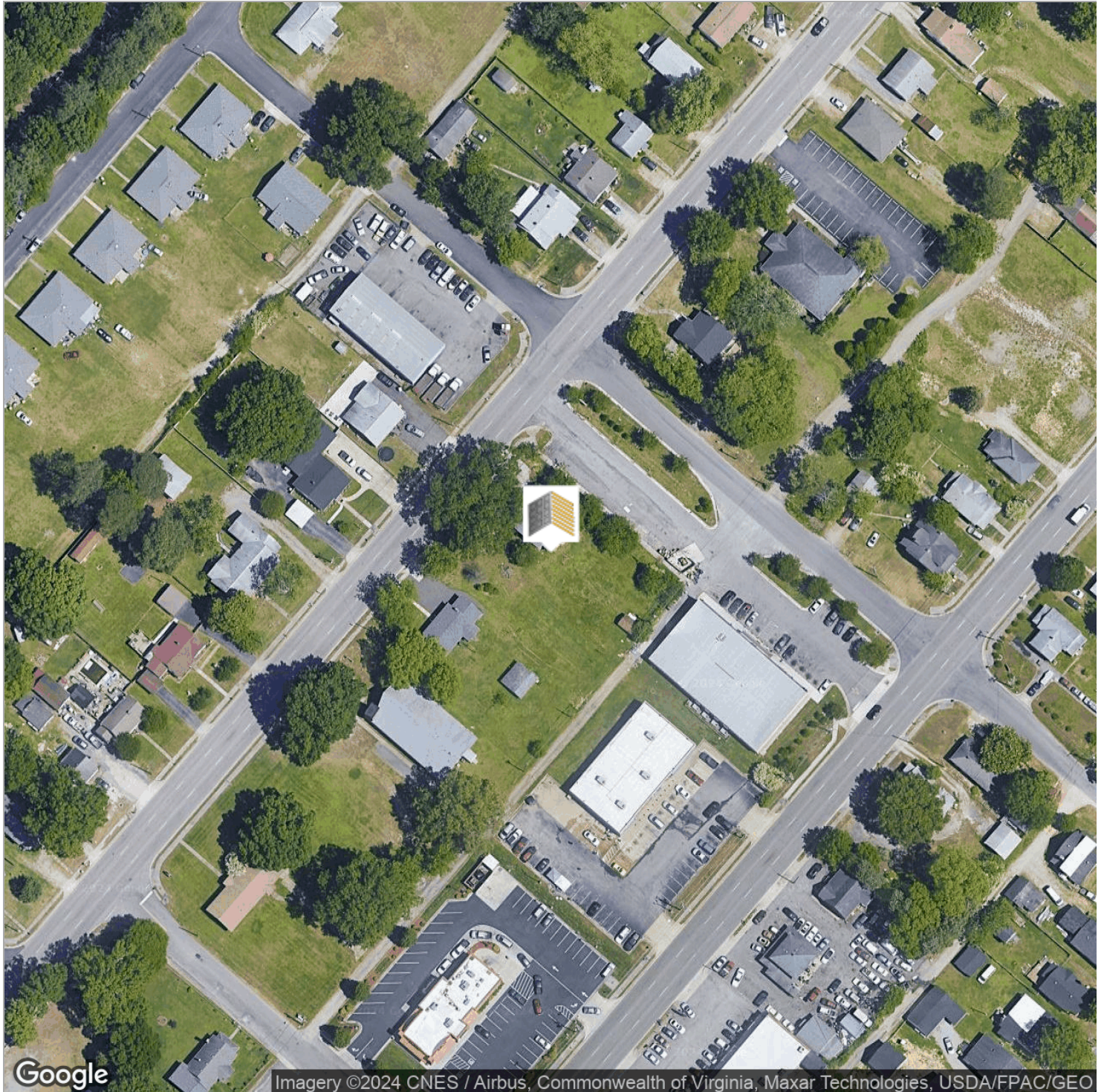
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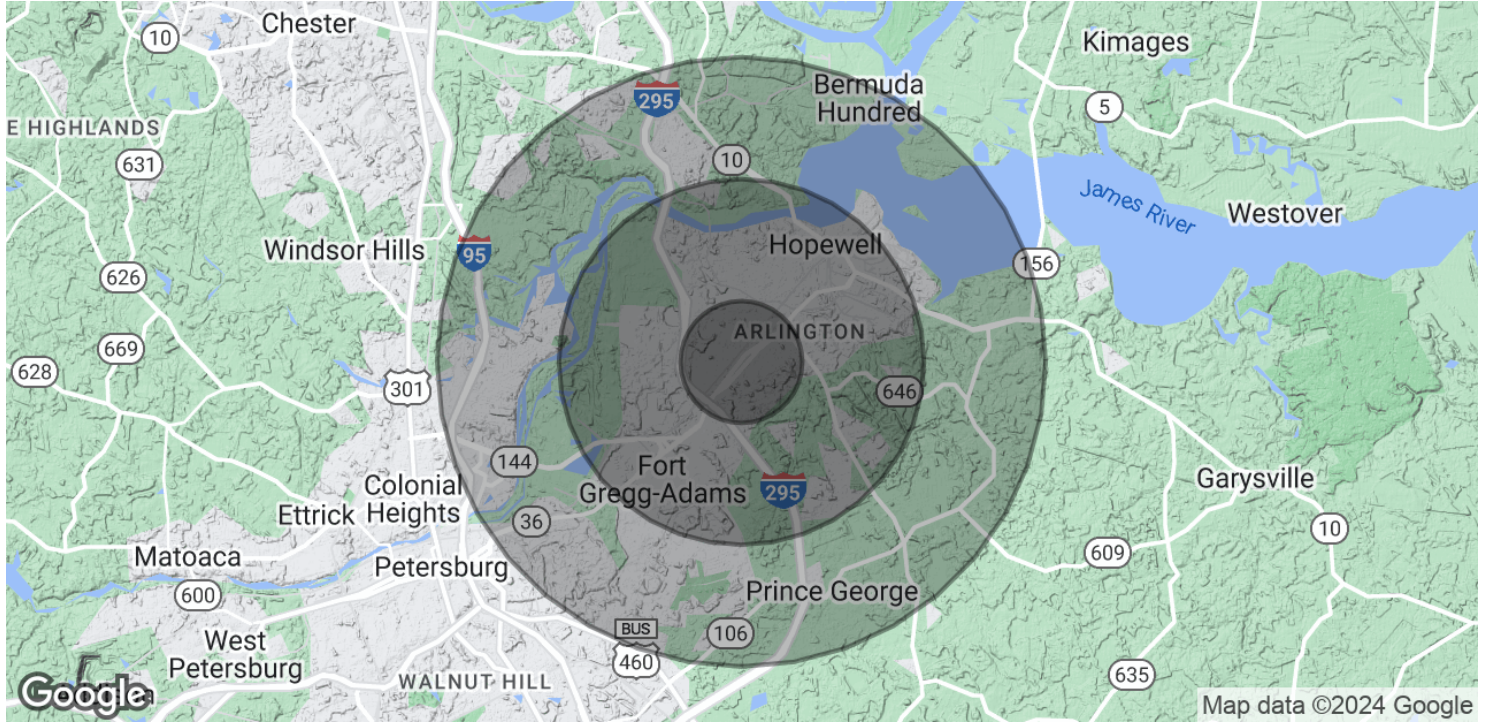


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,806	37,546	62,190
Average age	38.4	35.6	35.6
Average age (Male)	36.9	34.3	34.6
Average age (Female)	39.2	36.6	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,597	13,252	20,495
# of persons per HH	2.4	2.8	3.0
Average HH income	\$42,954	\$50,121	\$59,480
Average house value	\$129,176	\$162,416	\$186,159

\* Demographic data derived from 2020 ACS - US Census

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