



PRIME LAND FOR SALE

7821 SHRADER ROAD | RICHMOND, VA 23294

* Detailed demographics upon request

FEATURES

- **2.21 Acres of Prime Land for Sale.**
- **Zoning: B-3C.**
- Ideal location with excellent visibility on Shrader Road.
- Great opportunity for Medical, Motel or Office Condos.
- Close proximity to *Henrico County Government Center* and *Parham Doctors' Hospital*.
- Numerous amenities within close proximity on Broad Street.
- Easy access to W Broad Street, Parham Road and Glenside/I-64 interchange.

SPACE TYPE	Prime Land for Sale		
AVAILABLE SPACE	2.21 Acres		
ASKING PRICE	\$800,000 (PRICE REDUCED)		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	13,388	93,635	207,953
Avg HH Income	\$60,136	\$79,073	\$97,689
Daytime Employment	10,530	67,267	138,477
Traffic Count	33,697 VPD on W Broad St. 12,576 VPD on Hungary Spring Road		



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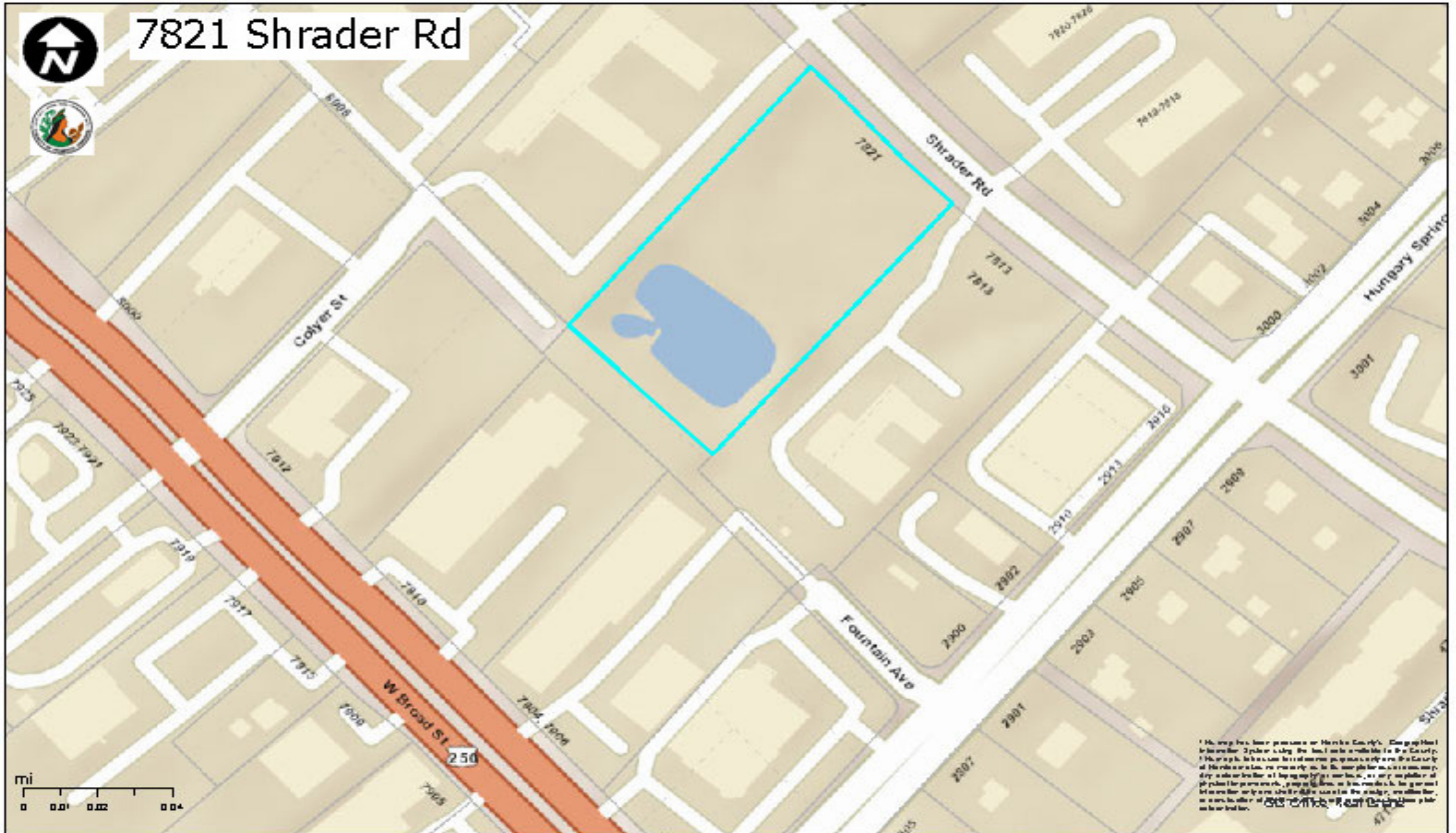
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Taylor Long
PROPERTIES
Commercial Real Estate



PARCEL





AERIAL





AERIAL





AERIAL / MAP

