

ROUTE 10 LAND

Chester, VA

FOR SALE

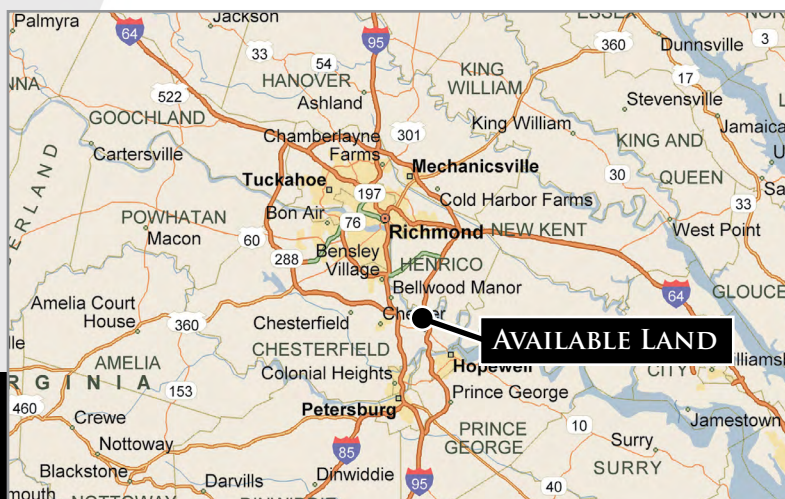


+/- 6.5 ACRES ALONG ROUTE 10 IN CHESTER, VIRGINIA

PROPERTY HIGHLIGHTS:

- ▶ Three parcels totaling +/-6.5 acres
- ▶ Excellent location along Route 10 just off I-295
- ▶ Situated among Wawa, Sheetz, CVS, restaurants, hotels & shopping centers
- ▶ High traffic location, Route 10: 40,000 vpd
- ▶ Strong retail corridor as well as national office and warehouse users, including Hewlett Packard, Amazon.com & Northrop Grumman
- ▶ Zoned C-3 with all public utilities available

Demographics	1 Mile	3 Miles	5 Miles
Population	3,427	20,527	54,678
Household Income	\$128,134	\$110,780	\$54,678
Households	1,194	5,985	19,057



**DOMINION
COMMERCIAL**

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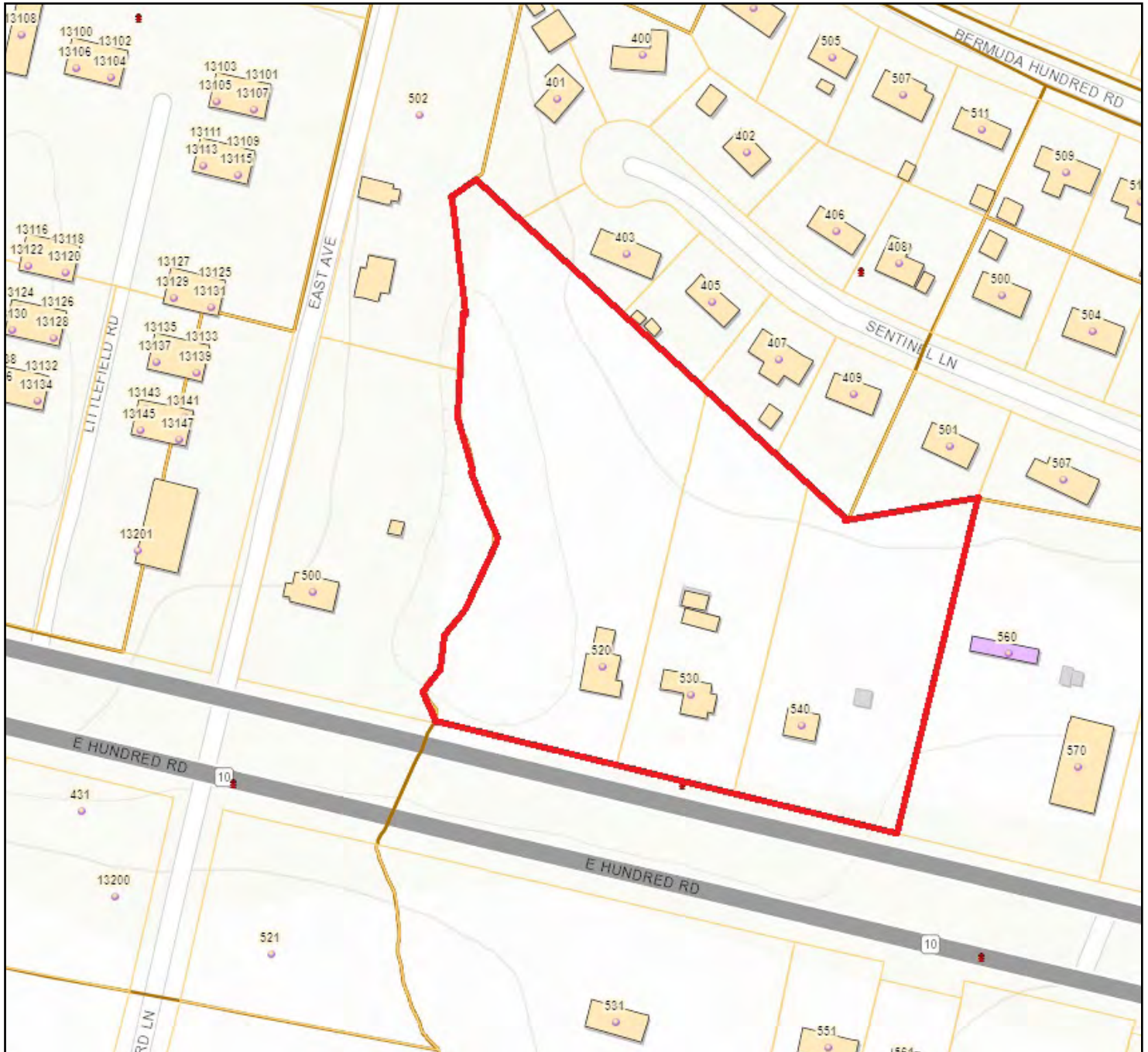
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TAX PARCEL MAP



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	3,120	19,050	50,803
Households	1,098	5,253	17,472
Families	909	4,119	12,710
Average Household Size	2.84	2.78	2.65
Owner Occupied Housing Units	936	4,163	12,615
Renter Occupied Housing Units	162	1,090	4,857
Median Age	39.4	37.9	37.4
2020 Summary			
Population	3,427	20,527	54,678
Households	1,194	5,985	19,057
Families	983	4,626	13,710
Average Household Size	2.87	2.77	2.65
Owner Occupied Housing Units	1,033	4,725	13,753
Renter Occupied Housing Units	161	1,261	5,304
Median Age	41.2	39.2	39.1
Median Household Income	\$102,223	\$89,127	\$66,756
Average Household Income	\$128,134	\$110,780	\$83,719
2025 Summary			
Population	3,573	21,436	57,013
Households	1,241	6,320	19,924
Families	1,021	4,867	14,297
Average Household Size	2.88	2.77	2.66
Owner Occupied Housing Units	1,080	5,000	14,303
Renter Occupied Housing Units	161	1,320	5,621
Median Age	41.3	40.2	39.9
Median Household Income	\$107,764	\$93,602	\$70,833
Average Household Income	\$139,764	\$119,755	\$90,553
Trends: 2020-2025 Annual Rate			
Population	0.84%	0.87%	0.84%
Households	0.78%	1.10%	0.89%
Families	0.76%	1.02%	0.84%
Owner Households	0.89%	1.14%	0.79%
Median Household Income	1.06%	0.98%	1.19%



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