



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

4100 Springfield Church Lane | Glen Allen, VA 23060



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Features

- 1.033 ac on Tom Leonard Dr in Short Pump area.
- B-2C zoning approved in 2003 allowing office/retail uses.
- Development Status: Site work completed in 2017 for adjacent self storage facility improving the subject property with utility services & storm water retention access. Cemetery on a portion leaving approximately 0.5 ac of developable property. No necessary offsite or storm water improvements anticipated.
- Public water & sewer at site. 30' drive aisle fronting property & connecting to 60' ROW of Tom Leonard Pkwy.
- Comprehensive Plan: Located between M-IC properties. Commercial Arterial designation envisions wholesale & retail sales & service.
- Market: Neighboring 3 acres sold for \$713k/ac in 2016.
- Parcel Conditions: Stabilized; curb, gutter, crosswalk, asphalt, 2 fire hydrants, free use of BMP
- Asking Price: \$878,000

Demographics

	3 Miles	5 Miles	10 Miles
Total Population	82,000	164,502	361,473
AVG HH Income	\$124,017	\$108,789	\$111,549

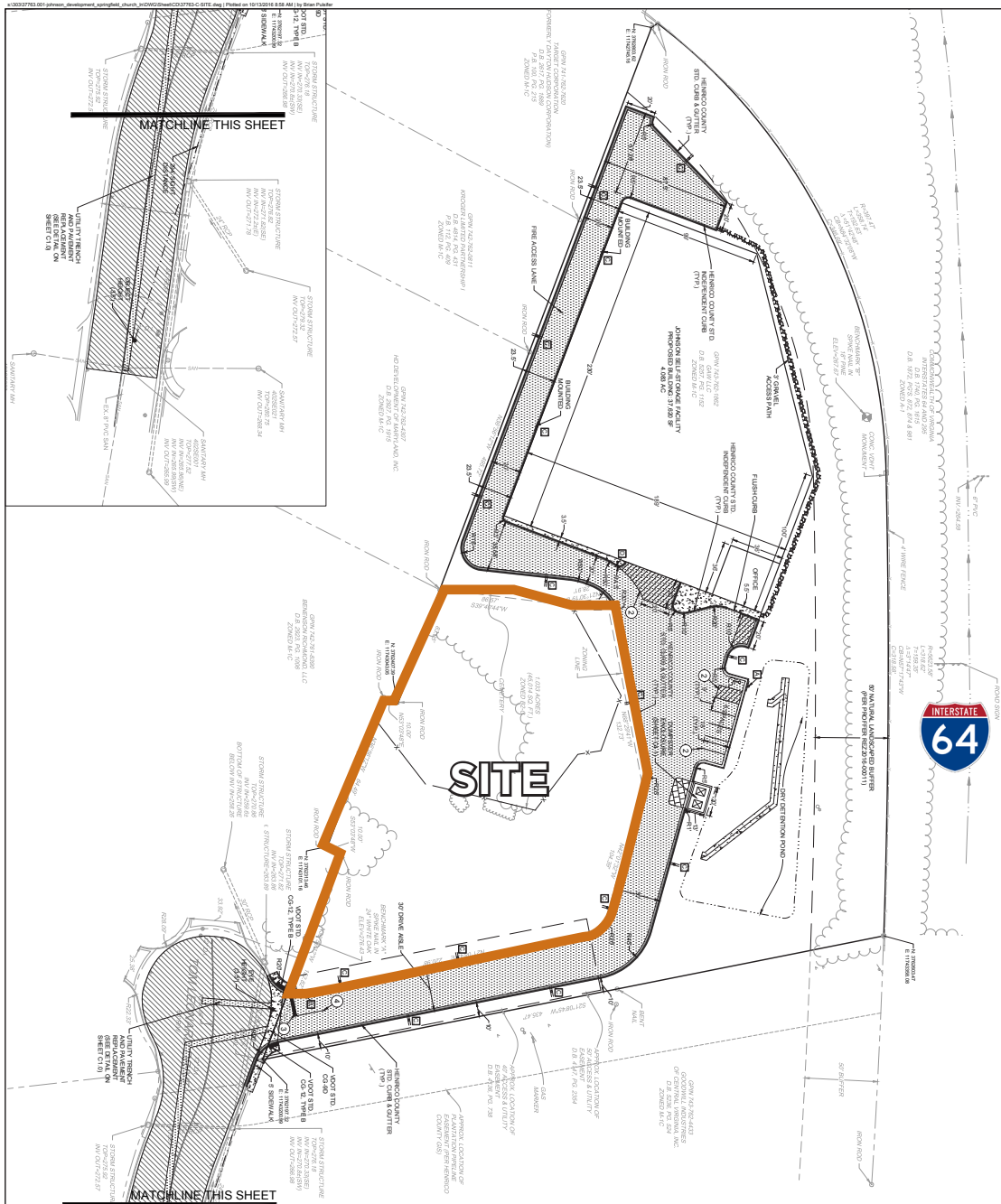
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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LAYOUT NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO CENTERLINE.
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PAVEMENT LEGEND:

- SECTION 1: ASPHALT CONCRETE
- SECTION 2: PORTLAND CEMENT CONCRETE
- SECTION 3: INTERLOCKING PAVING
- SECTION 4: GRANULAR FILL
- SECTION 5: GRAVEL
- SECTION 6: SAND
- SECTION 7: ASPHALT
- SECTION 8: ASPHALT EMULSION
- SECTION 9: ASPHALT SEALER
- SECTION 10: ASPHALT PAINT

SIGNAL LEGEND:

- 1. VEHICLE STOP SIGN
- 2. STOP SIGN (W/WHITE REFLECTIVE SHEET)
- 3. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 18"
- 4. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 24"
- 5. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 30"
- 6. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 36"
- 7. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 42"
- 8. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 48"
- 9. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 54"
- 10. STOP SIGN (W/WHITE REFLECTIVE SHEET) - 60"

CURB LEGEND:

- 1. PROPOSED CURB
- 2. EXISTING CURB
- 3. EXISTING CURB
- 4. EXISTING CURB
- 5. EXISTING CURB
- 6. EXISTING CURB
- 7. EXISTING CURB
- 8. EXISTING CURB
- 9. EXISTING CURB
- 10. EXISTING CURB

PAVEMENT MARKING LEGEND:

- 1. 4" SINGLE SOLID WHITE LINE
- 2. 4" WHITE SPRIKES
- 3. 4" WHITE DOUBLE SOLID YELLOW
- 4. 4" WHITE DOUBLE SOLID YELLOW
- 5. 4" WHITE DOUBLE SOLID YELLOW
- 6. 4" WHITE DOUBLE SOLID YELLOW
- 7. 4" WHITE DOUBLE SOLID YELLOW
- 8. 4" WHITE DOUBLE SOLID YELLOW
- 9. 4" WHITE DOUBLE SOLID YELLOW
- 10. 4" WHITE DOUBLE SOLID YELLOW

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SCALE: 1" = 20'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Bullock Park Blvd, Suite 100, Glen Allen, VA 23060
TEL 804.220.6500 FAX 804.566.1016 www.timmons.com

DATE: 08/19/2016
DATE: 09/20/2016
DATE: 10/10/2016

REVISION DESCRIPTION
COUNTY COMMENTS
COUNTY COMMENTS

PROJECT NO: 37763.001
SHEET NO: 04.0

POD2016-00298/00395