

**38<sup>+/-</sup> Acres on Mechanicsville Trnpk**  
 Creighton Road & Mechanicsville Trnpke  
 Mechanicsville, VA



**FOR SALE**

***BANK SAYS SELL NOW!!***



- MX, Mixed Use District total 38+/- acres
  - o B-3 20+/- acres
  - o Multi Family 12.5 acres
  - o Townhouses For Sale 6+/- acres
- Next to Kroger and American Family Fitness Center
- Zoned: B3 and Multi & Family
- Ready For Development
- Multi-Family Townhomes For Sale & Retail

<b>2009 Demographics</b>			
	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Population	10,357	35,312	154,347
Median HH Income	\$78,719	\$72,934	\$54,306
Traffic Count = 39,000 VPD			

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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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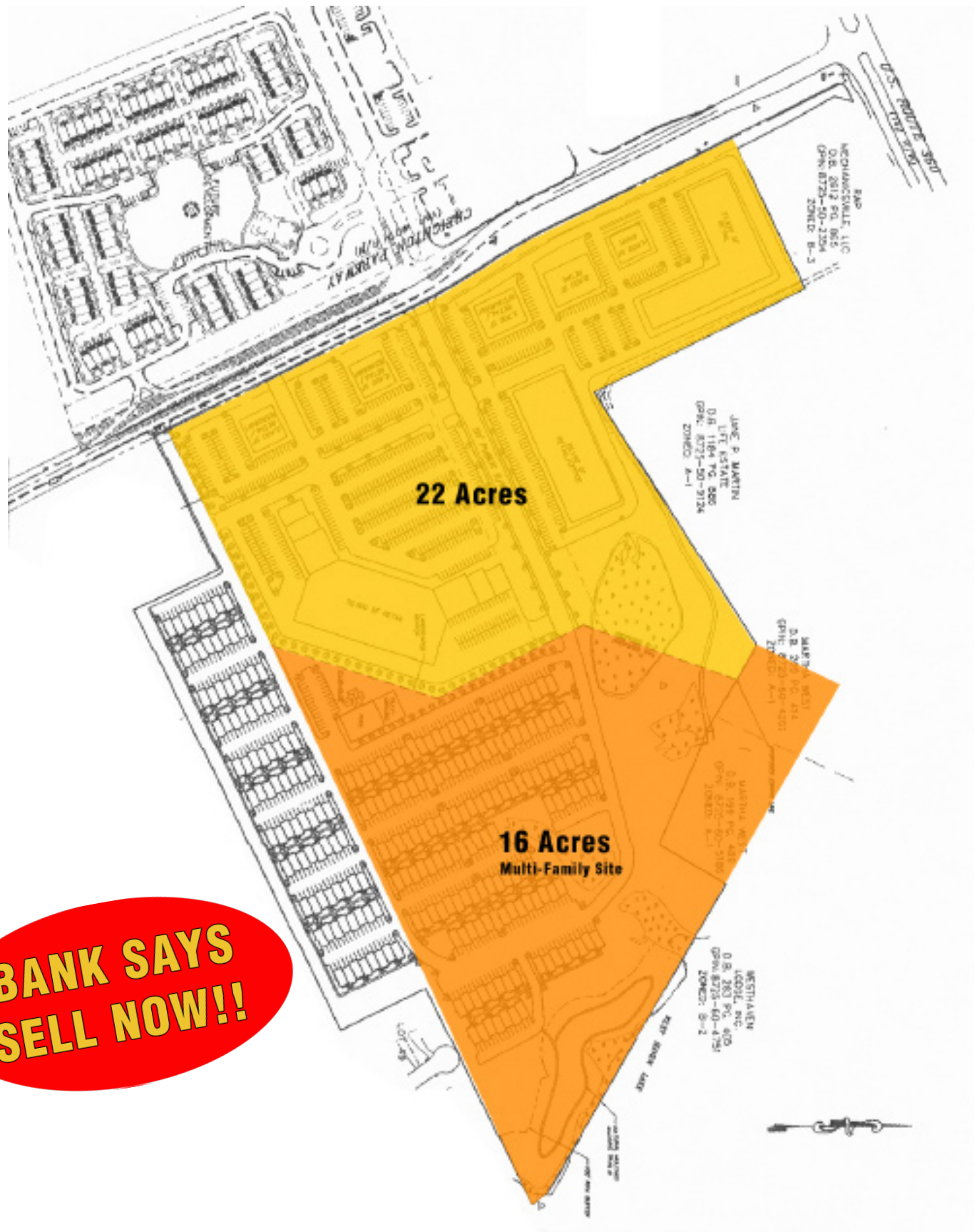
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