



Pole Green Commerce Center
113 Acres

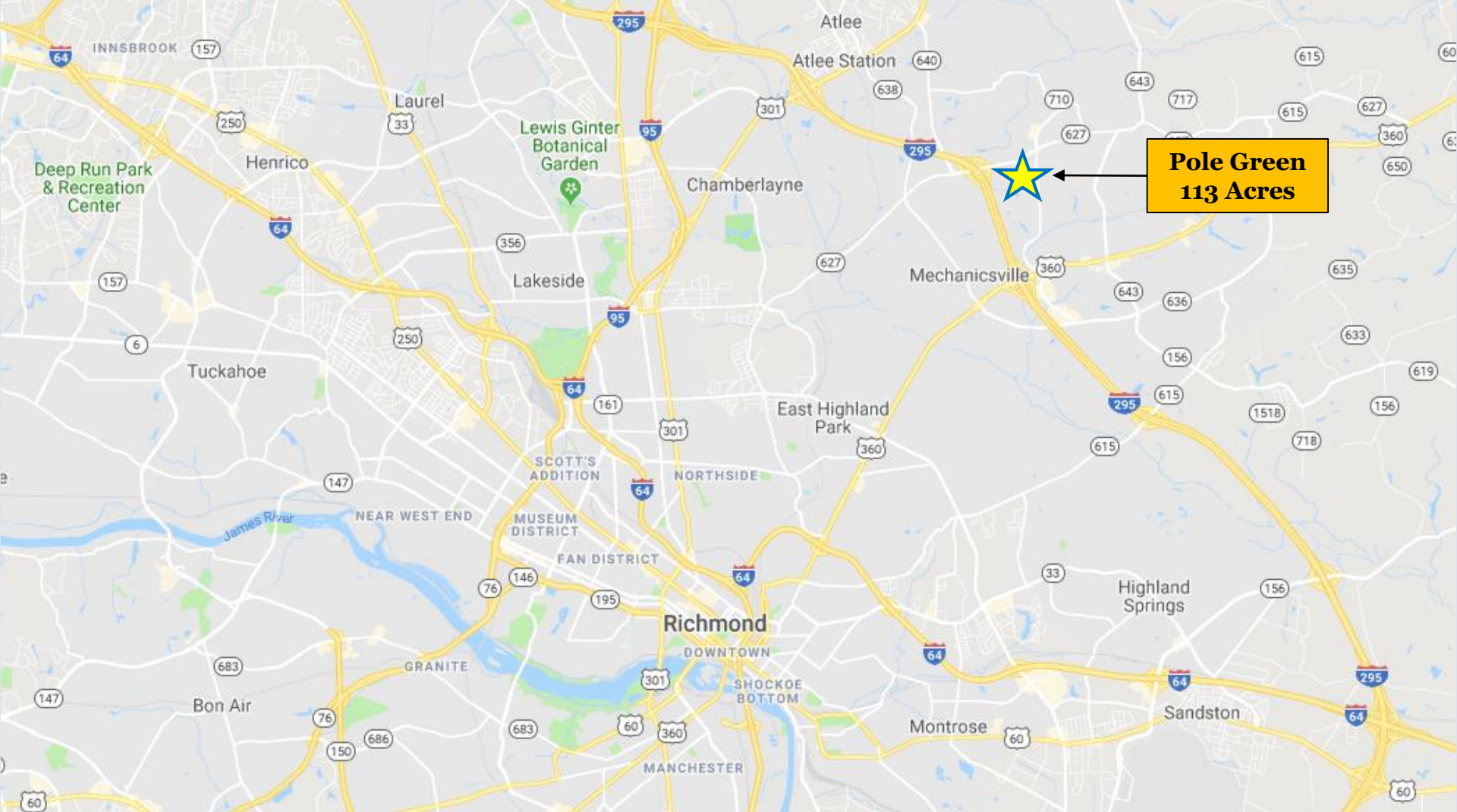
PG

Pole Green
Commerce Center

Pad Ready Industrial & Retail Land

Hanover County, VA

*Part of a 113-Acre Industrial Business Park Development at the Intersection of Interstate 295 and Pole Green Road.
For more information call Tom Price at 804-643-4200 or email tprice@riverg.com*



**Pole Green
113 Acres**



Pole Green Commerce Center

Hanover County, VA

Area Overview



Located on the James River at the intersection of I-95 and I-64, and as the only triple rail line crossing in the world, Richmond is strategically suited to support commerce. Due to its superior location, and as the capital of the Commonwealth of Virginia, Richmond is one of the leading political, financial, and cultural centers in the Southeastern United States.



Richmond is the center of a 16-county MSA. With a population in the metropolitan area of approximately 1.3 million people, Richmond is among the 45 largest metro areas in the United States. More than 30% of residents over the age of 25 hold a bachelor's degree or higher, making Richmond's workforce one of the most educated in the Southeast.



As a key regional leader, Richmond has repeatedly received national recognition in recent years as an excellent place to do business. From its superior transportation network and highly educated and talented workforce, to its competitive operating costs, metro Richmond's advantages are many.

Richmond ranked number 2 on Time Magazine's list of 'The 25 Cities Where Millennials are Moving,' Jun. 2017

Richmond ranked in the top "Best Places to Live in the USA," USA News, Feb. 2017

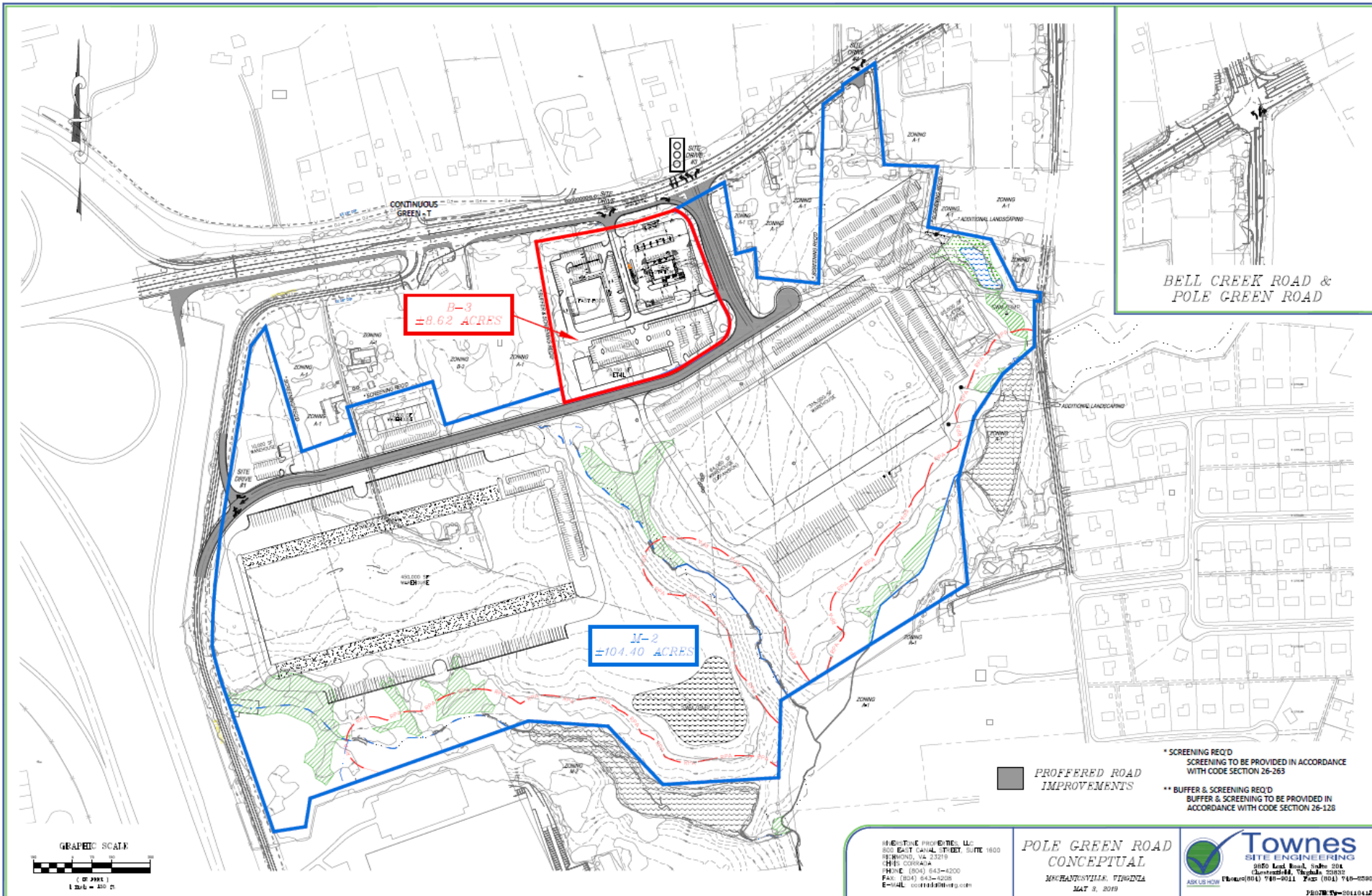
Richmond named a top city for creatives, by Thrillist, Jul. 2016

Richmond ranked number 7 on Travel + Leisure's 'American's Favorite Places' survey, May 2016

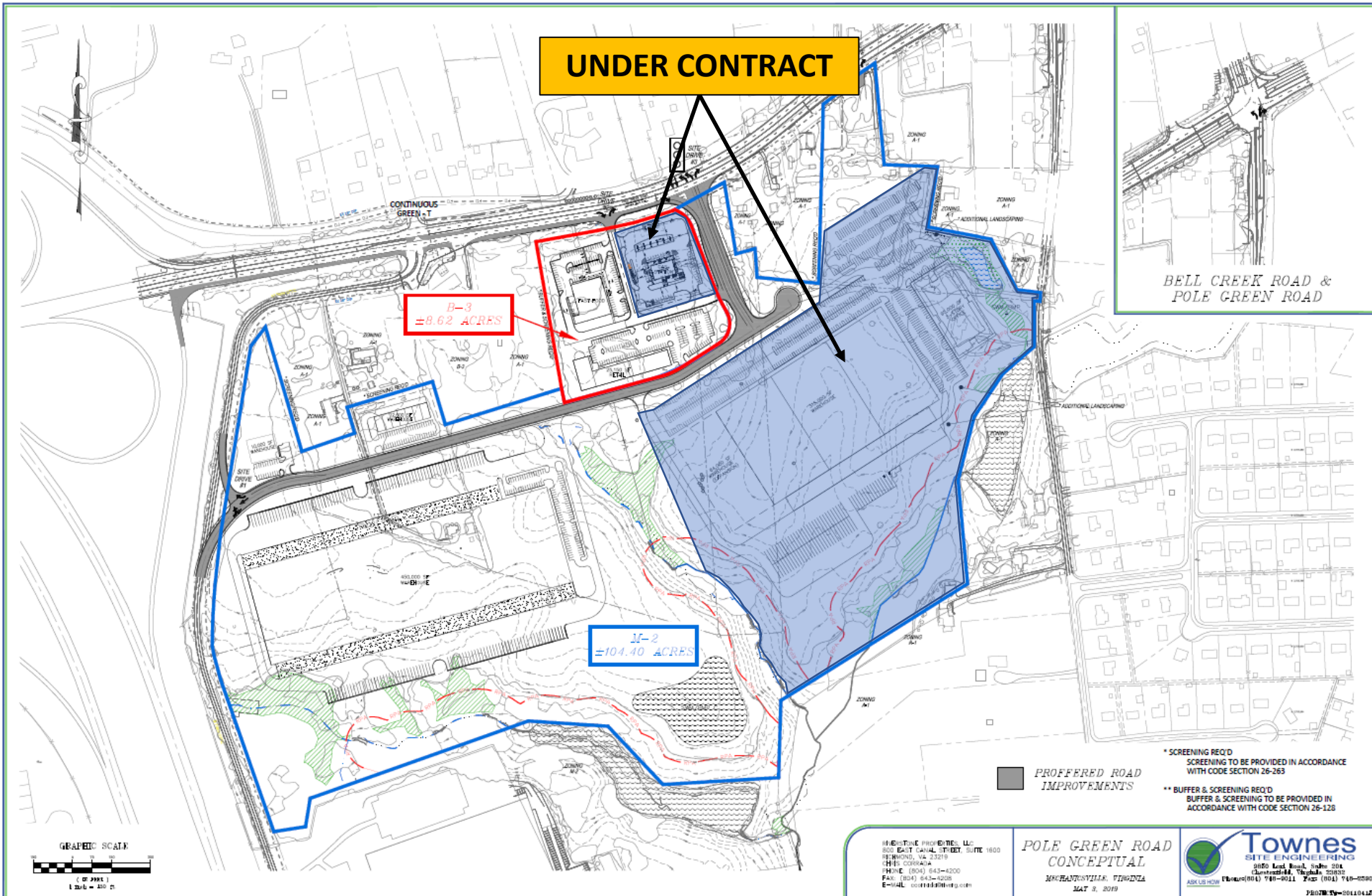
Richmond was named "The Modern Cultural Capital of the South," by Men's Journal, Apr. 2016

Richmond ranked among "The 10 trendiest U.S. cities that you can still afford to buy in," by Realtor.com, Mar. 2016

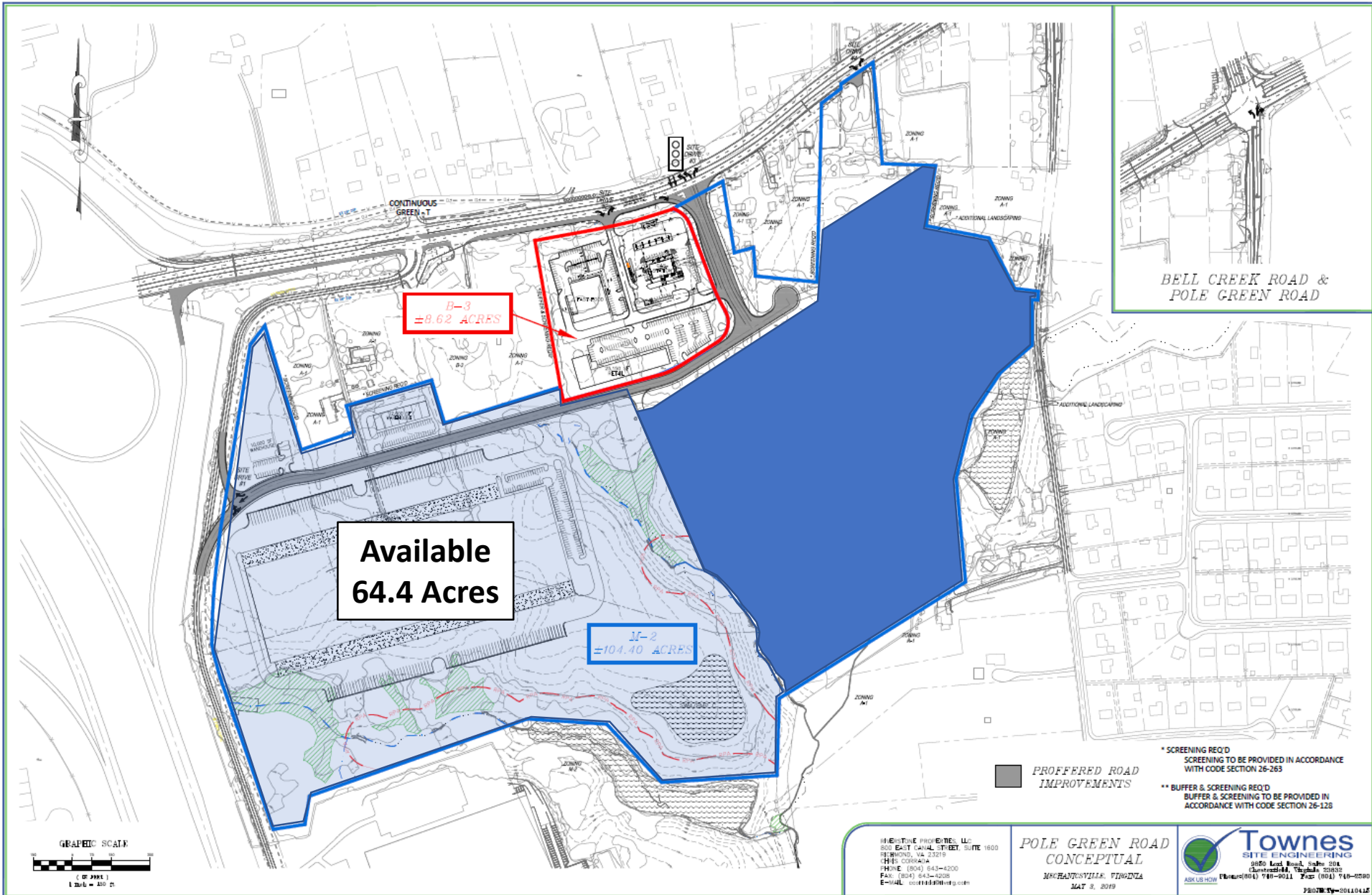
Zoning & Transportation Improvements



Parcels Under Contract



Future Industrial



**Available
64.4 Acres**

**B-3
≈ 8.62 ACRES**

**M-2
≈ 104.40 ACRES**



BELL CREEK ROAD & POLE GREEN ROAD

PROFFERED ROAD IMPROVEMENTS

* SCREENING REQ'D
SCREENING TO BE PROVIDED IN ACCORDANCE WITH CODE SECTION 26-263

** BUFFER & SCREENING REQ'D
BUFFER & SCREENING TO BE PROVIDED IN ACCORDANCE WITH CODE SECTION 26-128

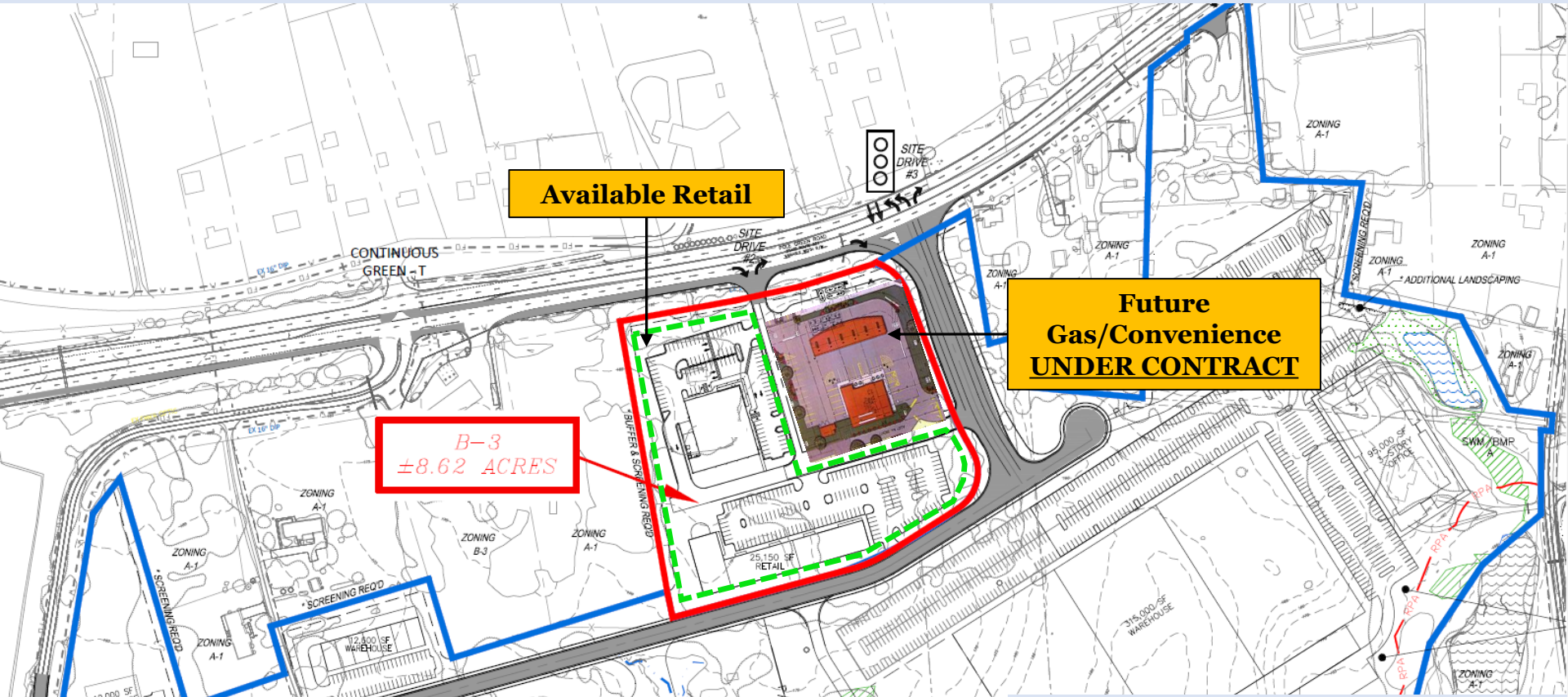


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POLE GREEN ROAD
CONCEPTUAL
MERCHANTSVILLE, VIRGINIA
MAY 9, 2019

Townes
SITE ENGINEERING
3050 Lead Road, Suite 204
Charlottesville, Virginia 22903
Phone: (804) 748-9211 Fax: (804) 748-0200
ASK US HOW

Future Retail



- 6.28 acres of prime retail available.
- Ideally located for the following uses:
 - Fast food/Fast Casual
 - Bank
 - Small Grocery
 - Pharmacy

- Landlord to provide PAD-READY Site
- 37,602 estimated average daily trips at buildout (I-295 & Pole Green)
- 32,972 estimated average daily trips at buildout (Pole Green & Bell Creek)