

## STAVEMILL STATION



Stavemill Rd @ Route 60

Powhatan, VA 23139

List Price

See Price List

Gross Acres

66.30

Shape

Irregular

Topography

Flat to Gently  
Rolling

### Zoned Commercial & Light Industrial for Use

Cross Street	Stavemill Road	Tax Parcel Number	
Market	Richmond Petersburg	Sub Market	Powhatan
Street Frontage	Signalized Corner	Corner	Yes
Electrical	Yes	Phone	Yes
Water	Yes	Sewer	Yes
Gas	Yes	Zoning	Comm & Lt Industrial

### Property Descriptions

Ingress/Egress	All parcels will be served by a signalized intersection at Rt. 60 (Anderson Highway) & Stavemill Road. This intersection will also serve the Luck Stone operation to the north and the proposed new 150,000 s.f. Wal Mart store also on the north side of Rt. 60.
Best Use	Property fronting Anderson Highway will benefit from the nearly 28,000 vehicles per day that travel between Richmond and points east and the more rural areas extending beyond Powhatan to Lynchburg and Lexington, VA. Properties zoned for light industrial will continue to support the growing service industries populating several surrounding commercial park developments to the east and west of the property.
Zoning	Approximately 28 acres of the property are zoned "C" Commercial and 38+ acres are zoned "I-1" Light Industrial. A list of permitted uses is enclosed herewith.
Area	Eastern Powhatan County is a growing commercial and light industrial community primarily as a result of the spillover from adjacent development in Chesterfield County, primarily surrounding the Rt. 60 + Rt. 288 Interchange. Powhatan has long been regarded as a "rural" residential community as opposed to the more highly and densely-developed Chesterfield County.