

ATLEE

BUSINESS
COMPLEX

Located at:

**10293 Atlee Station Road
Mechanicsville Virginia 23116
Hanover County**

9.75+/- Acres of Land

This land zoned Business Office (B-O) is designated for business, governmental, professional, or medical office use.



Hanover County is consistently ranked as one of the fastest growing counties in the Commonwealth of Virginia.

Land For Sale, For Lease, Owner Financing

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Interstate 95 and 295 lend easy highway access to this property



DIRECTIONS:

From Interstate 295 take Exit 41 North (U.S. 301). Turn left at the third light onto Atlee Station Road. The land is located on the right ahead of the Atlee High School complex.

With Average Daily Traffic Counts of 21,000 vehicles on U.S. 301 (at I-295), VDOT has started the long awaited improvements along Atlee Station Road.

Hanover County's Economic Development Authority (EDA) stands ready to assist in the planning processes of the Business Complex. Hanover encourages office park development for business prospects with quality development standards. The county ensures timely approvals from appropriate permitting authorities to meet project deadlines.

Record employment levels, low unemployment, a growing work force, and a diversified economy prove that Hanover County's economy is very strong.

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This area is home of Fed Ex, Media General (Richmond Times Dispatch newspaper), several professional/ medical offices, and the new home office of Owens & Minor. Owens & Minor, a Fortune 500 company, is the nation's leading distributor of national brand-name medical/ surgical supplies to hospitals and integrated healthcare systems (medical distributor).

A new HHHunt master-planned community (Rutland) with 200 acres of single family homes, town houses, senior apartments, and business offices is being constructed at the corner of Atlee Station Road and Chamberlayne Rd (Route 301). Plus Rutland Commons, approximately 110,000 square feet of retail space, will offer retail shops, a drug store, a grocery store, daycare, restaurants, and an office park in this development.



Plat

Artist renditions provide potential office layouts (right) and optional architect plans can be viewed (request from agent), designed by Architects Dayton & Thompson P.C. & Associates to include approximately 70,000 square feet of office space with 345 parking spaces.



Consider the possibilities. Aside from being located near one of Hanover County's school systems, the Atlee Business Complex can potentially accommodate professional, medical, corporate and governmental services within the community.

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DEMOGRAPHICS	1990 Census	2000 Census	2005 Estimate
5 mile radius			
Avg Hhld Income	\$45,699	\$66,488	\$72,105
Population	39,185	54,701	60,386
3 mile radius			
Avg Hhld Income	\$46,461	\$74,614	\$83,266
Population	10,105	19,711	22,901
1 mile radius			
Avg Hhld Income	\$53,662	\$91,305	\$107,105
Population	2,075	4,950	5,474

~ Hanover County Unemployment Rate 2.6%
 ~ 2005 Estimate of Hanover County Population 98,498



Presented by:
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