

# Manakin Crossing

Surrounding Satterwhite's Restaurant - NEW DEVELOPERS

Broad Street & Manakin Road

Manakin-Sabot, VA | Goochland County



## New Developer & Updated Pad Sites Available



### PROPERTY HIGHLIGHTS

- Pad Sites from 0.4 acres & up see examples attached
- Zoned B-1
- [Statement of Proffers](#) (click here for PDF)
- Sewer and Water on West Broad St and Manakin Road (Route 250/621)
- Call for Pad Pricing



### DELIVERABLES

- Developed pad sites **for retail & medical uses**
- Road access from Broad St. and Manakin Rd. and inside the center
- Water/sewer stubs
- Storm sewer and drainage
- Rough grading (not paved nor striped)
- Curb and gutter
- Common area landscaping only
- Pad site delivery
- Will construct. Construction cost additional

### DEMOGRAPHICS

|                  | 3 Miles   | 5 Miles   | 10 Miles  |
|------------------|-----------|-----------|-----------|
| Average HH Size  | 2.70      | 2.71      | 2.56      |
| Total Population | 9,566     | 55,435    | 213,432   |
| Median HH Income | \$124,999 | \$127,919 | \$105,840 |



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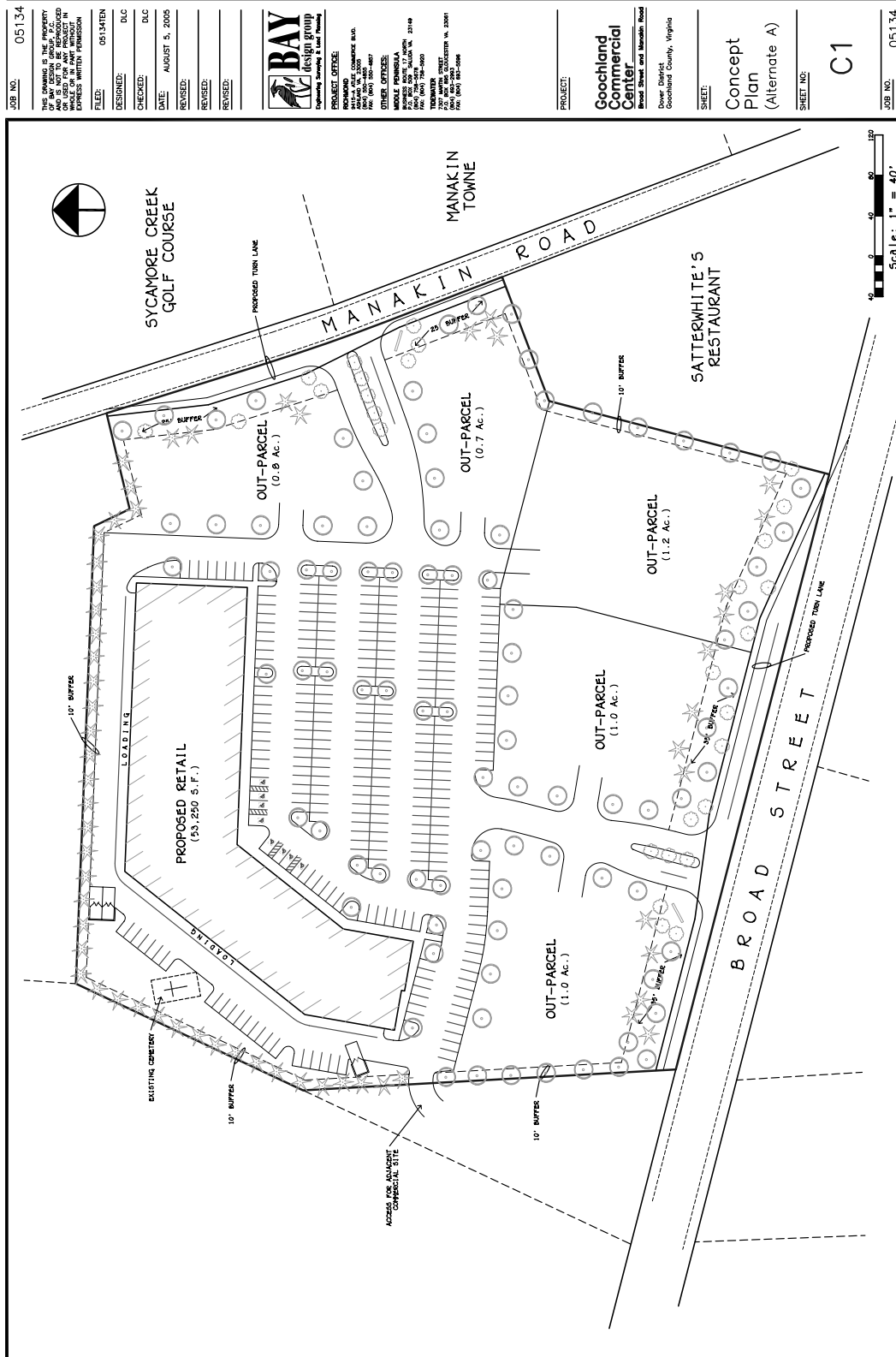


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