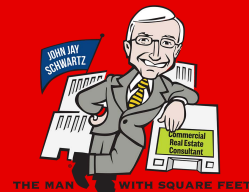




# TWO PARCELS AT LIFECORE DRIVE

FISHERSVILLE, VA



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

# TWO PARCELS AT LIFECORE DRIVE

FISHERSVILLE, VA

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Opportunity to purchase two parcels ready for development along Lifecore Drive (Rt. 636) in Gateway Business & Professional Park. Parcel A is 2.00 acres, and Parcel B is 0.963 and is currently zoned in the General Business (GB) District. The parcels can be developed into many business opportunities, including offices, hospitals, residential care facilities, entertainment, microbreweries, meeting places, animal care facilities, and other business-permitted uses. There is an approved future cross easement with the developed parcel between the two parcels.

## PROPERTY HIGHLIGHTS

- Close to Augusta Health Medical Facility, Mary Baldwin Murphy Demin College of Health Sciences, and Amazon Fulfillment Center
- Easy interstate access to I-64 / Exit 91 at the Tinkling Spring Rd interchange
- Minutes from I-81, which provides access to northern and southwest Virginia

## PROPERTY SUMMARY

<b>Lot 9: #066E-(6)-1-9:</b>	2.00 Acres
<b>Price:</b>	\$599,000
<b>Lot 8: #066E-(6)-1-9:</b>	0.0963 Acres
<b>Price:</b>	\$359,000
<b>Zoning:</b>	General Business (GB)
<b>Utilities:</b>	Public Water & Sewer Available
<b>Road Frontage:</b>	Parcel A: 200' and Parcel B: 150' on Lifecore Dr. (Rt. 636)
<b>Traffic Counts:</b>	I-64: 44,000 VPD & Tinkling Spring Rd: 16,000 VPD





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ZOOMED AERIAL



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ZOOMED AERIAL // 4



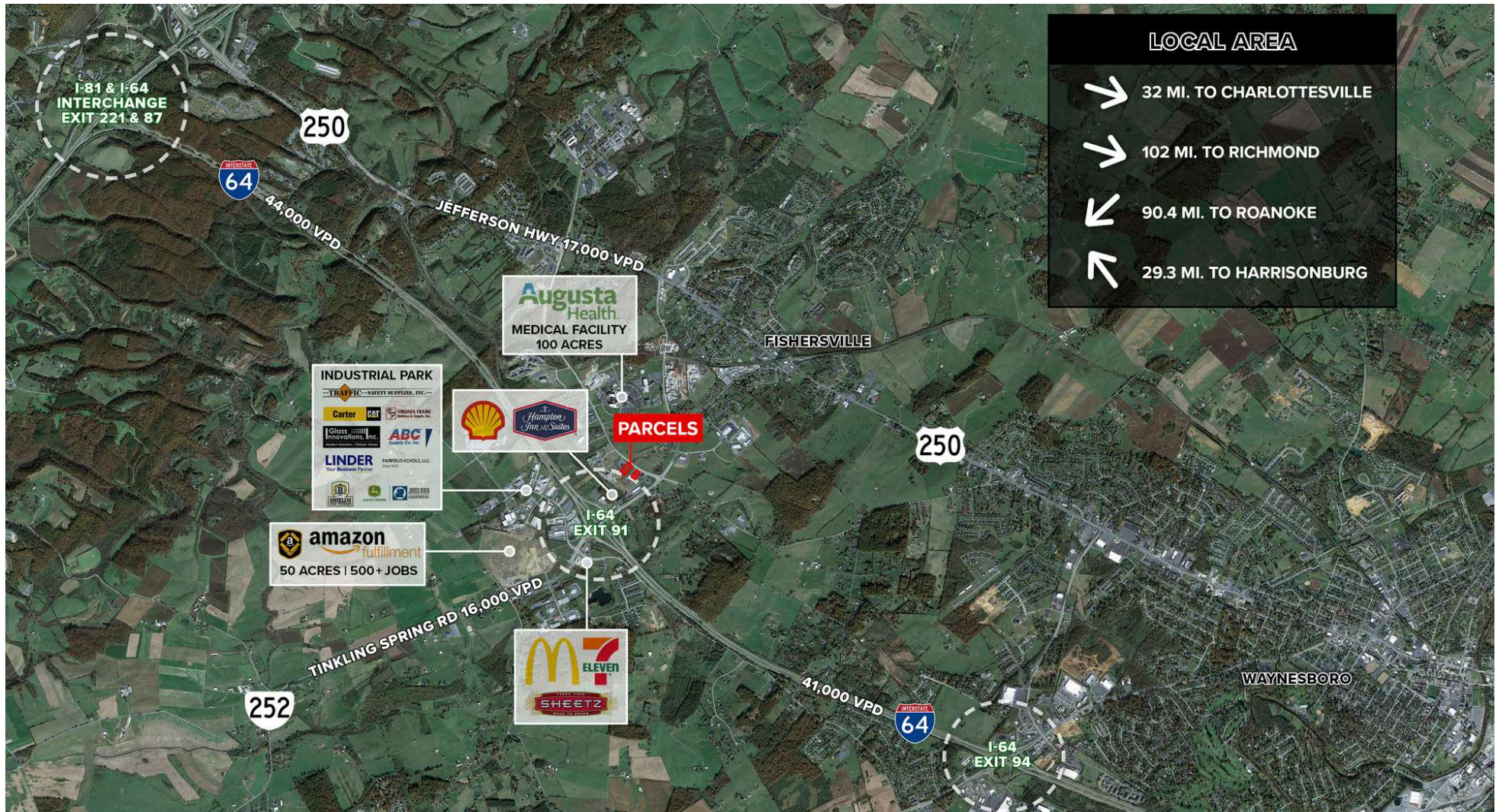
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# TWO PARCELS AT LIFECORE DRIVE

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MARKET AERIAL



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## AREA ANALYTICS



### POPULATION

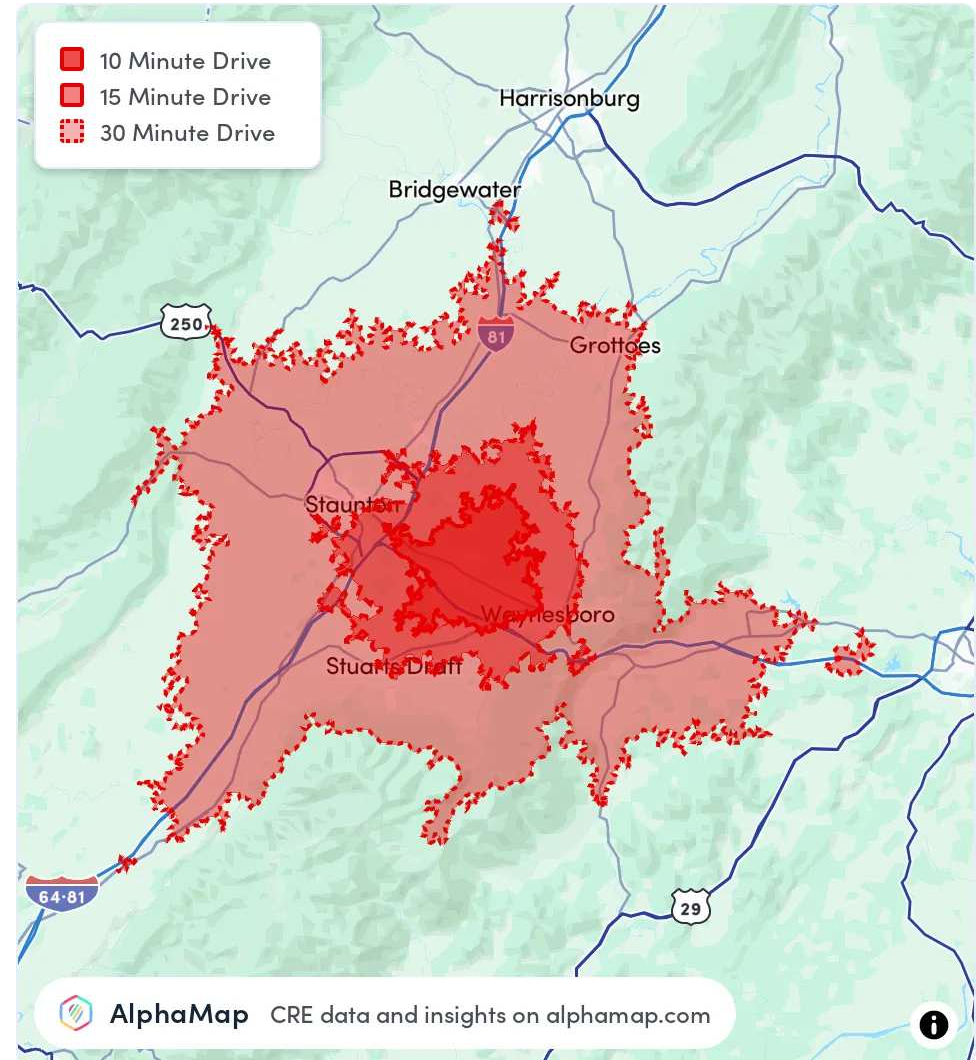
	10 MINUTES	15 MINUTES	30 MINUTES
<b>Total Population</b>	22,010	49,559	124,520
<b>Average Age</b>	44	43	43
<b>Average Age (Male)</b>	42	41	42
<b>Average Age (Female)</b>	45	44	45

### HOUSEHOLD & INCOME

	10 MINUTES	15 MINUTES	30 MINUTES
<b>Total Households</b>	9,141	20,786	51,491
<b>Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$96,338	\$87,056	\$92,160
<b>Average House Value</b>	\$356,685	\$321,676	\$341,050
<b>Per Capita Income</b>	\$40,140	\$36,273	\$38,400

### TRAVEL TIME TO WORK

	10 MINUTES	15 MINUTES	30 MINUTES
<b>Average Travel Time</b>	24 Minutes	24 Minutes	25 Minutes



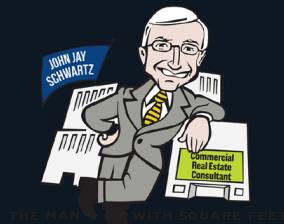
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