

# Manakin Crossing

Pad Sites surrounding Satterwhite's Restaurant  
Broad Street & Manakin Road  
Manakin-Sabot, VA | Goochland County



## Retail Pad Sites Available



### PROPERTY HIGHLIGHTS

- **Pad sites from 0.4 acres to 4+/- acres**
- 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
- 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 6-9 months after contract signing with deposit.
- Will construct. Construction cost additional

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Average HH Size	2.70	2.71	2.56
Total Population	6,684	51,515	194,266
Median HH Income	\$105,000	\$89,000	\$75,000



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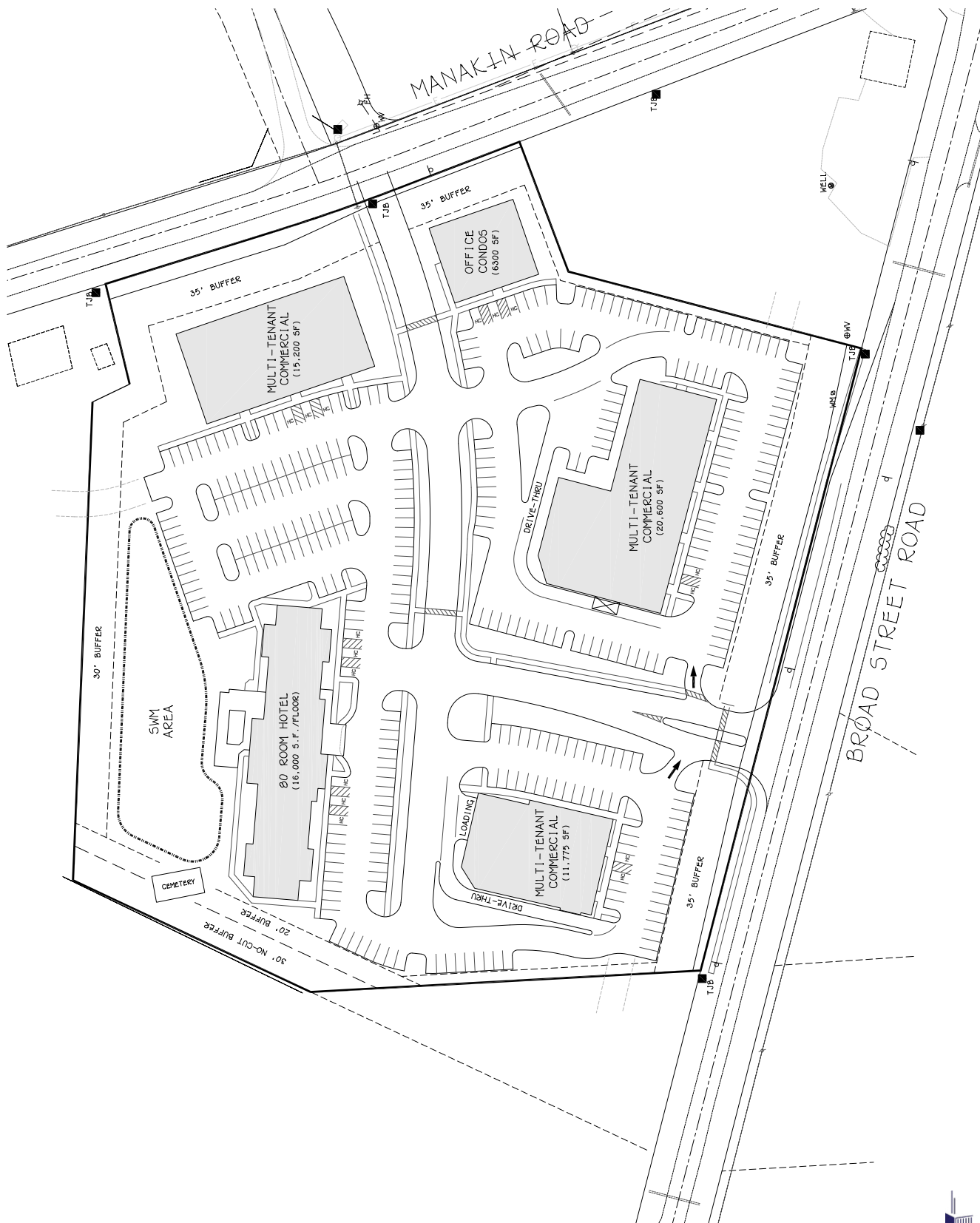


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