

HOUSE, RESTAURANT AND VACANT LAND NEAR VSU AT ETRICK AMTRACK STATION

20710 Bessie Ln | South Chesterfield, VA 23803



PROPERTY DESCRIPTION

- 20710 Bessie Lane & 3710 East River Road
- Includes “Jeff’s Place” Restaurant
- Rental house
- 1.38 acres
- Virginia State University across the street
- Demographics: <https://www.collegesimply.com/colleges/virginia/virginia-state-university/students/>
- Promotional Video & Tour: <https://www.youtube.com/watch?v=G4iLVITQ0ks&t=70s>
- At Ettrick Amtrack Station driveway



DEMOGRAPHICS

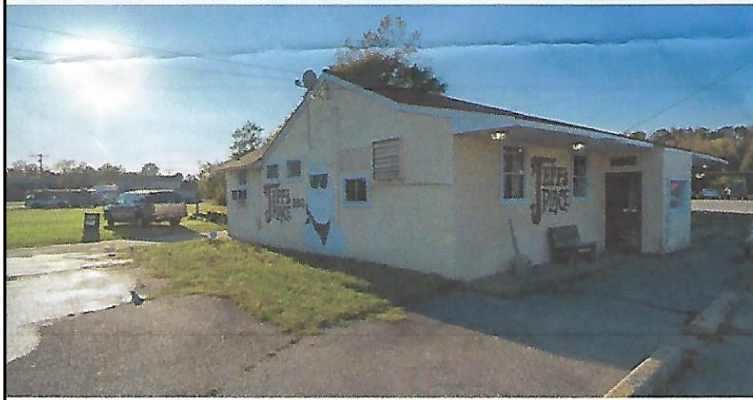
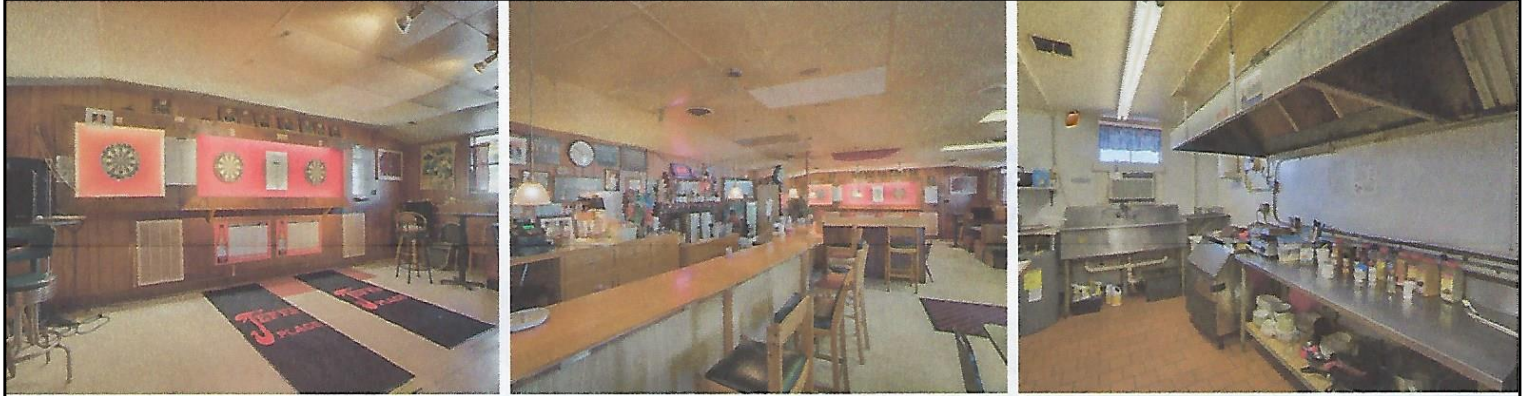
	3 Miles	5 Miles	10 Miles
Population	46,121	77,653	197,053
Average HH Income	\$54,502	\$62,248	\$74,897



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