

Retail Caroline County

Rogers Clark Blvd - Rt. 207
Caroline County, Virginia



PROPERTY HIGHLIGHTS

- **Half moon site:** 13± acres
- **Rt. 207 site:** 9± acres
- Zoned B-1
- Utilities, BMP
- Rt. 207/Rogers Clark Blvd. Curb Cut proposed
- Will divide

DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	1,024	5,699	23,082
Average HH Income	\$58,546	\$73,782	\$85,630

TRAFFIC COUNTS

I-95 @ Rogers Clark Exit #104 94,000 VPD



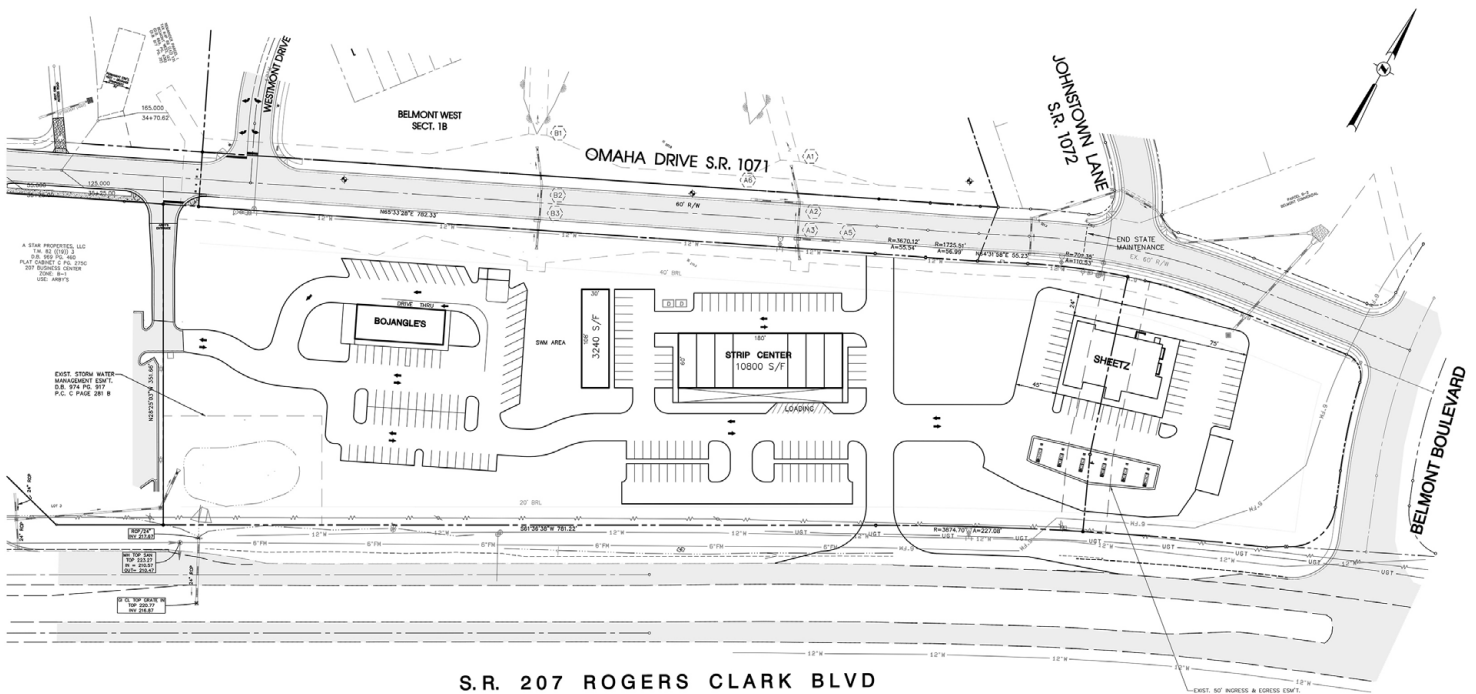
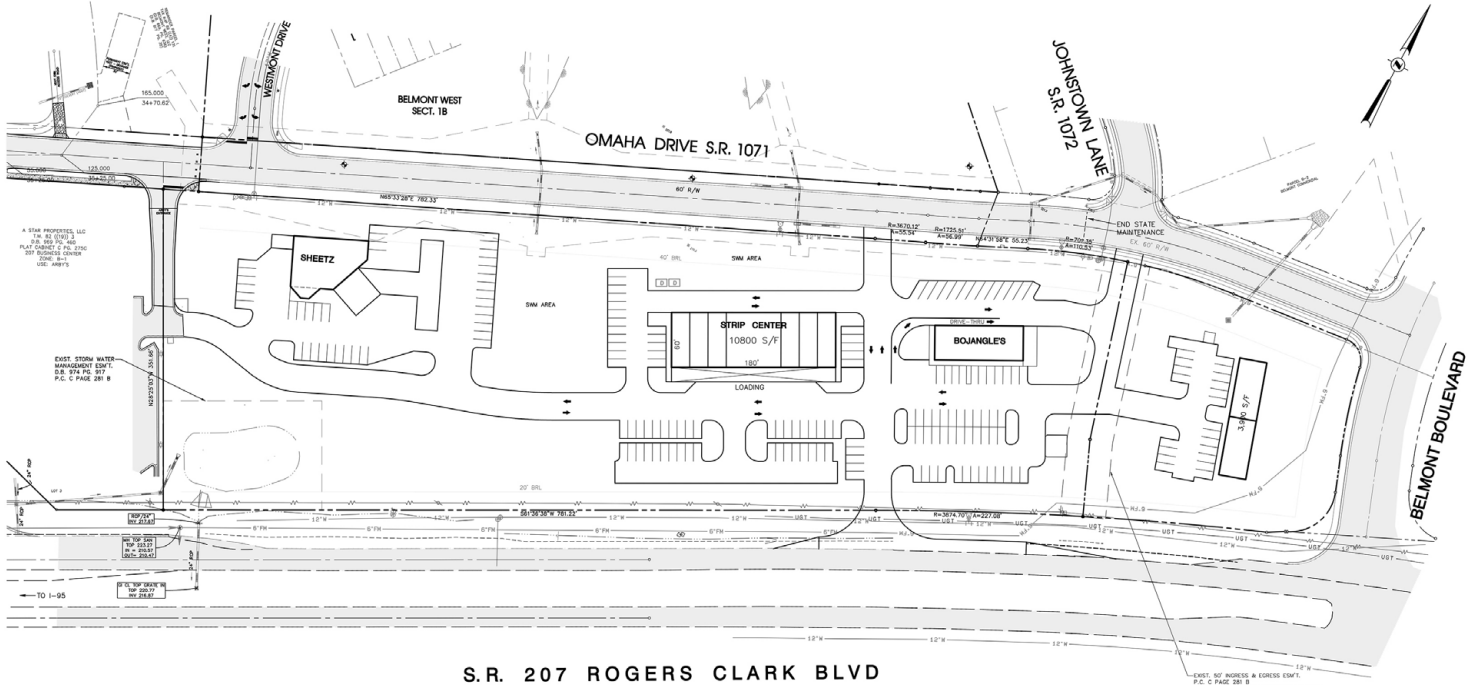
John Jay Schwartz, MCR, RPA
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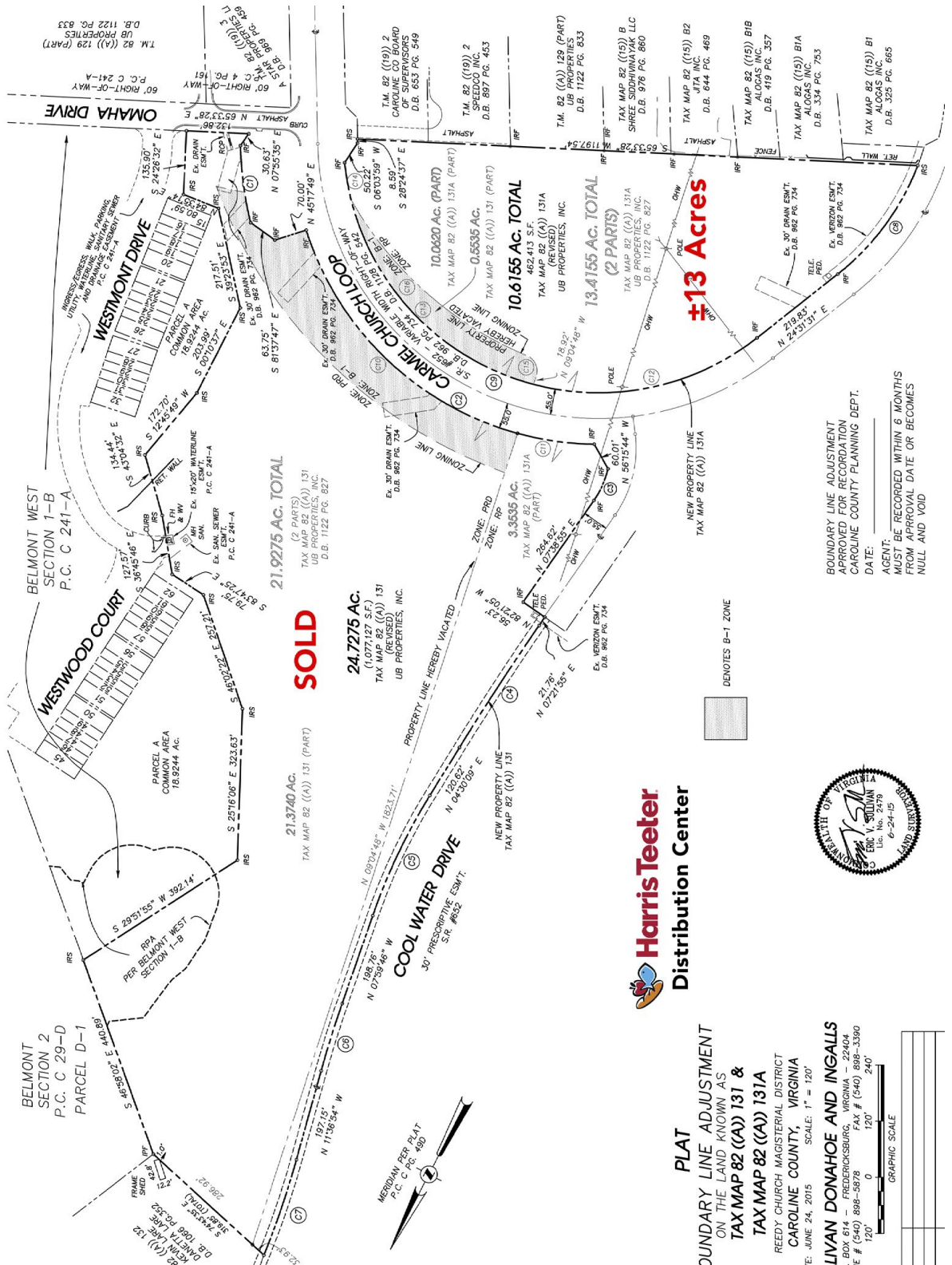
CONCEPTUAL DEVELOPMENT PLANS



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Harris Teeter
Distribution Center

PLAT
BOUNDARY LINE ADJUSTMENT
ON THE LAND KNOWN AS
**TAX MAP 82 ((A)) 131 &
TAX MAP 82 ((A)) 131A**
REEDY CHURCH MAGISTERIAL DISTRICT
CAROLINE COUNTY, VIRGINIA
JUNE 24, 2015
SCALE: 1" = 120'

LIVAN DONAHOE AND INGALLS
3 BOY BLA - FREDERICKSBURG, VIRGINIA 22404
NE # (540) 888-5878 FAX # (540) 888-1390

GRAPHIC SCALE
120' 0' 120' 240'

DENOTES B-1 ZONE

BOUNDARY LINE ADJUSTMENT
APPROVED FOR RECORDATION
CAROLINE COUNTY PLANNING DEPT.
DATE: _____
AGENT: _____
MUST BE RECORDED WITHIN 6 MONTHS
FROM APPROVAL DATE OR BECOMES
NULL AND VOID



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