

Manakin Crossing

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



Retail Pad Sites Available



PROPERTY HIGHLIGHTS

- 10 ± Acres
- 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
- 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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FILED: 17039_Sales Map

DATE: March 8, 2018

REVISED:

REVISED:

REVISED:

THE BAY COMPANIES
 CIVIL ENGINEERS

1000 HILL CREST, #2016
 SUITE 100
 MANASSAS, VA 20108
 (703) 790-2941

PROJECT: **Manakin Crossing**
 Satterwhite's Restaurant
 Goochland County, Virginia

SHEET: Pad Site Sales Map

SHEET NO: **C1**

JOB NO: 17039



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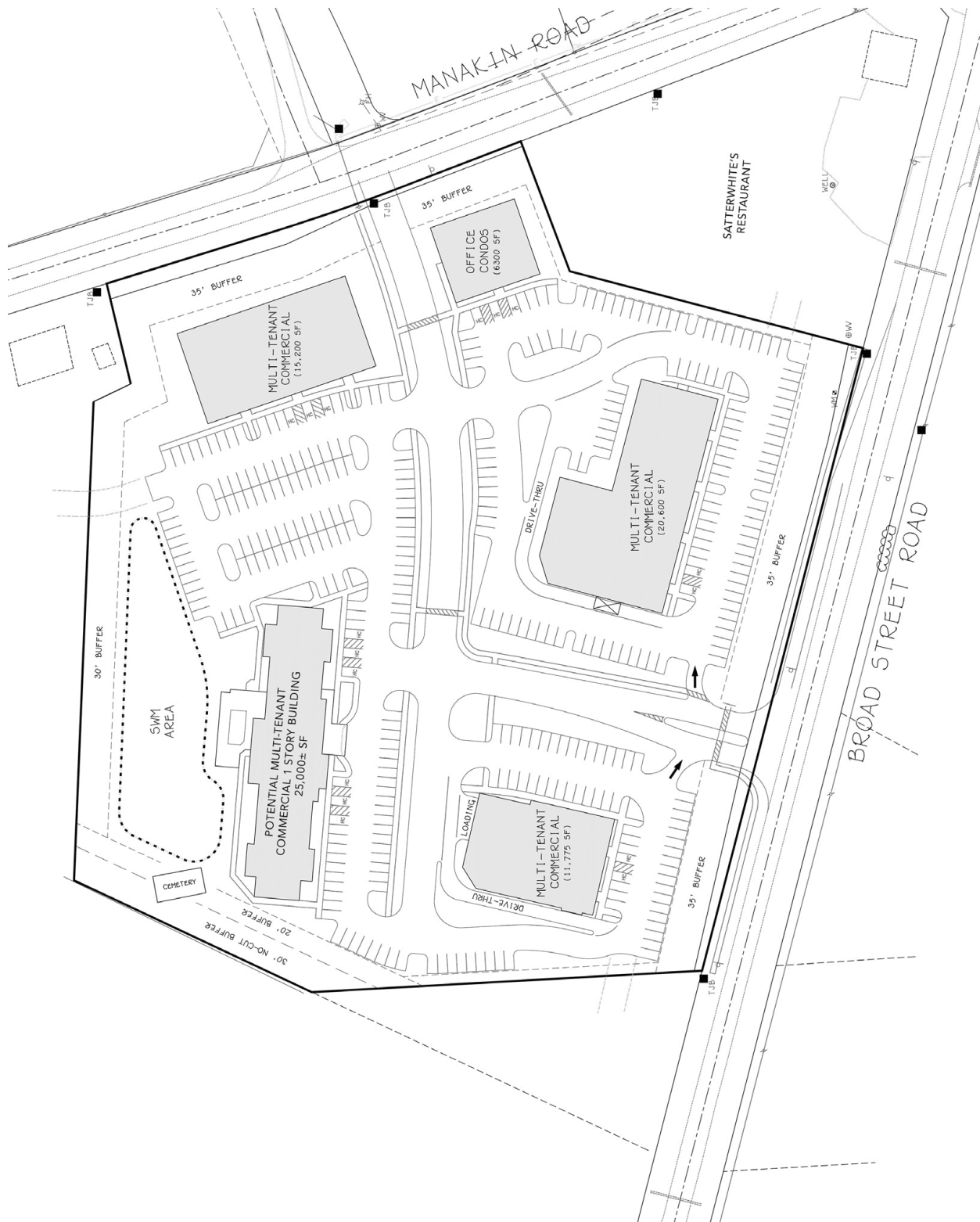


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PLANNED DEVELOPMENT OPTION



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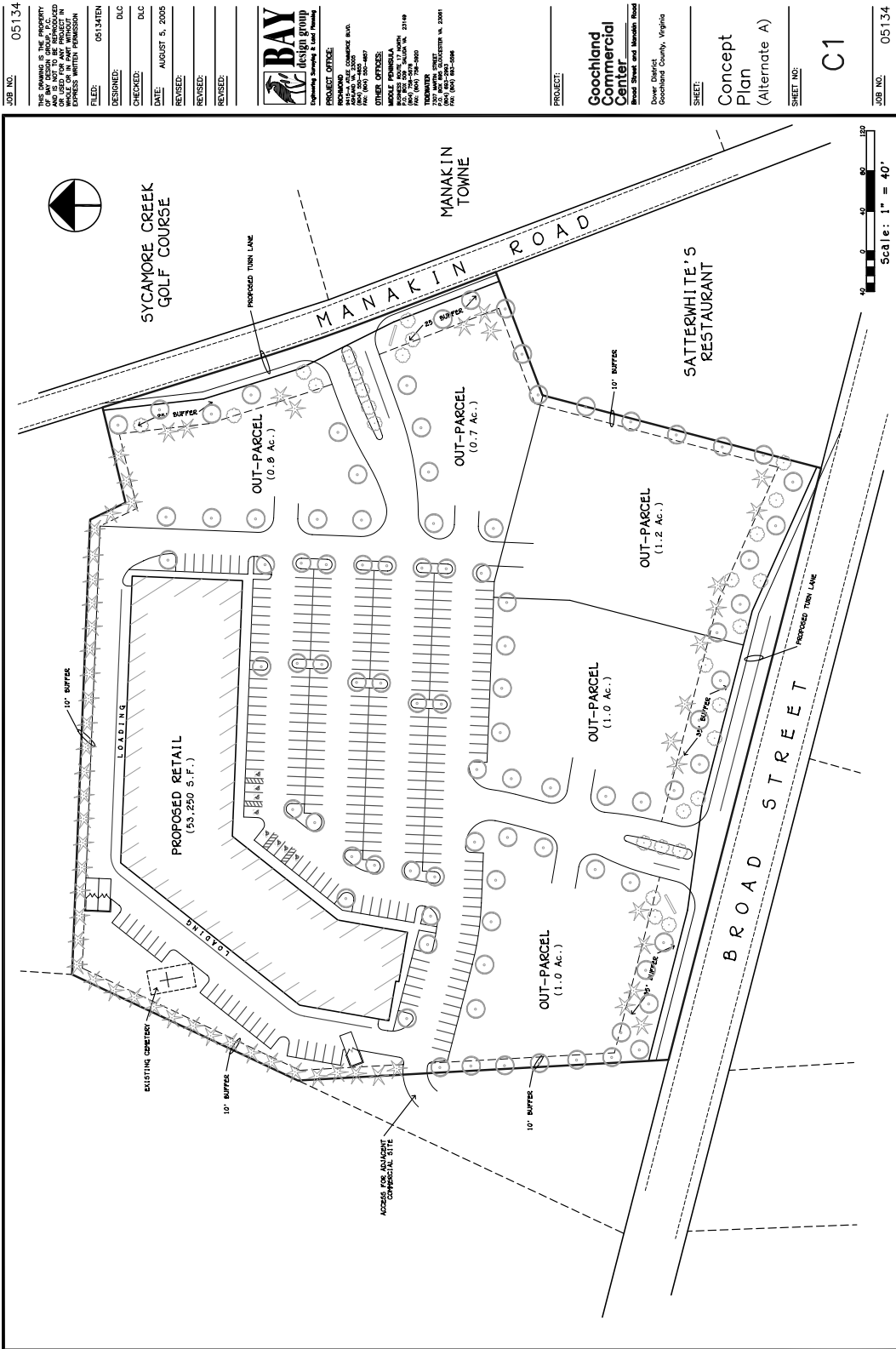


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THE MAN WITH SQUARE FEET
 Celebrating 40 years with 40 million sq. ft.



JOB NO. 05134

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DESIGNED: GJS/STN

CHECKED: DLC

DATE: AUGUST 5, 2005

REVISED:

REVISED:

REVISED:



PROJECT OFFICE:
 BAY DESIGN GROUP
 2400 W. 12TH STREET, SUITE 200
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OTHER OFFICES:
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 2100 W. 12TH STREET, SUITE 200
 MANASSAS, VA 20108
 TEL: (703) 791-4800
 FAX: (703) 791-4807

PROJECT:
 Goochland Commercial Center
 Broad Street and Manakin Road
 Dover District
 Goochland County, Virginia

SHEET:
 Concept Plan
 (Alternate A)

SHEET NO.:
 C1

JOB NO. 05134

www.baydesigngroup.com

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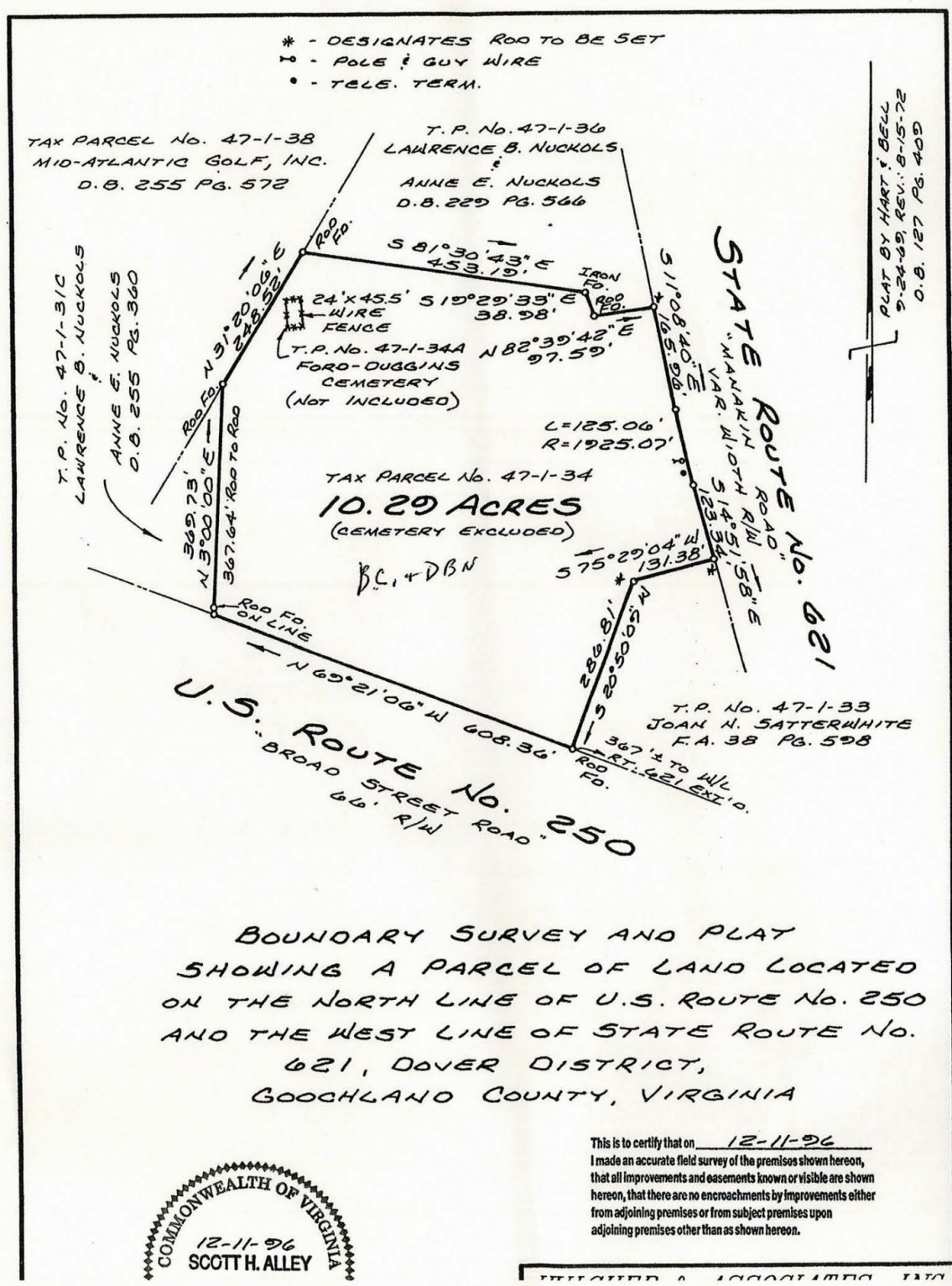
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BOUNDARY SURVEY AND PLAT
 SHOWING A PARCEL OF LAND LOCATED
 ON THE NORTH LINE OF U.S. ROUTE No. 250
 AND THE WEST LINE OF STATE ROUTE No.
 621, DOVER DISTRICT,
 GOOCHLAND COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
 12-11-96
 SCOTT H. ALLEY

This is to certify that on 12-11-96
 I made an accurate field survey of the premises shown hereon,
 that all improvements and easements known or visible are shown
 hereon, that there are no encroachments by improvements either
 from adjoining premises or from subject premises upon
 adjoining premises other than as shown hereon.

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