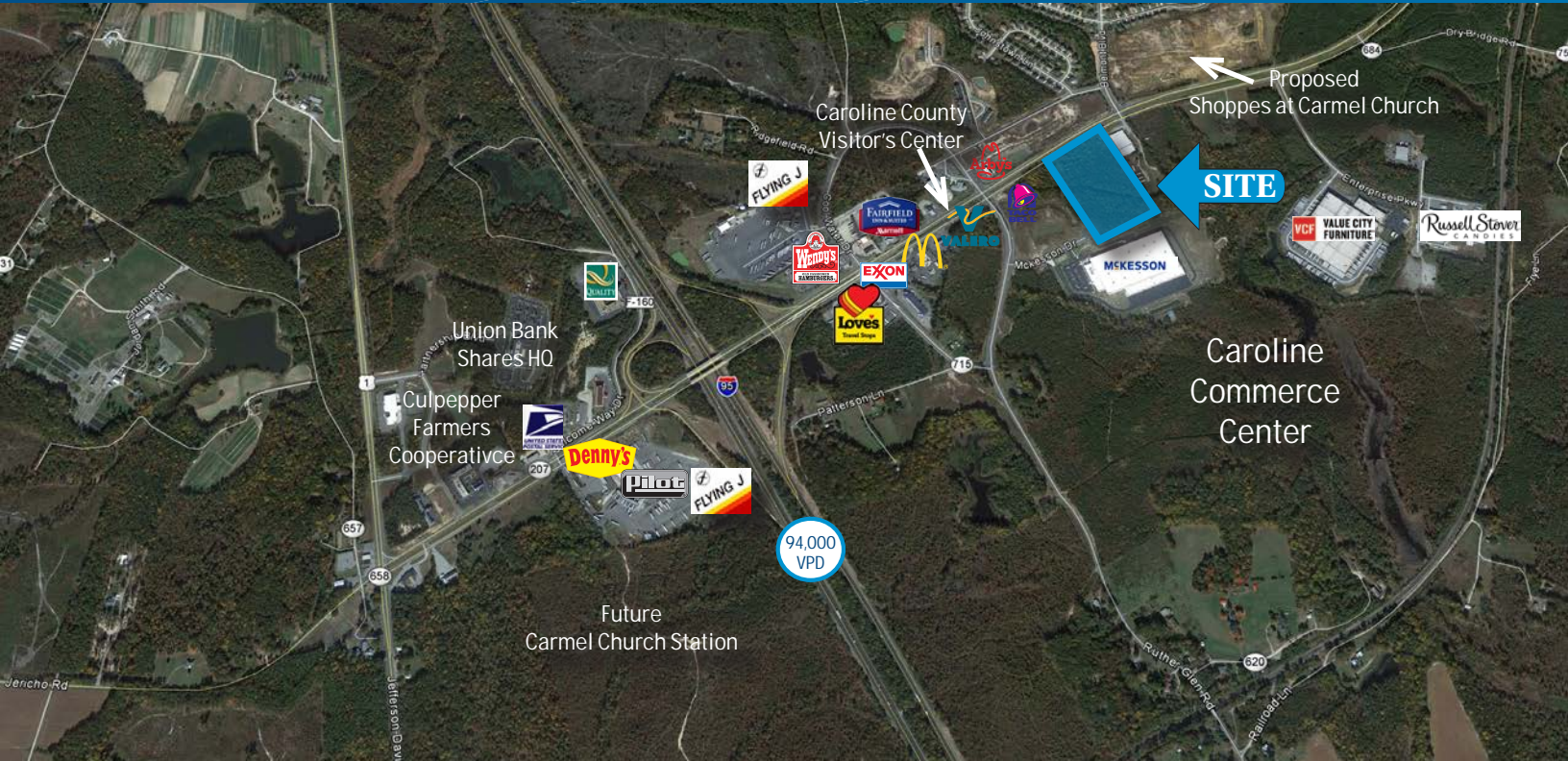


FOR SALE > LAND - 10.67± ACRES

Rogers Clark Boulevard

RUTHER GLEN, VIRGINIA 22546 | CAROLINE COUNTY



Property Features

- > 10.67± acres
- > 514' of frontage on Rogers Clark Boulevard
- > Zoned R-P, owner will sell subject to rezoning & will consider subdividing
- > Public water and sewer
- > Above grade and rolling topography
- > VDOT approved curb cut from Route 207
- > For Sale: \$1,725,000

DEMOGRAPHIC FACTS	3 MILES	5 MILES
POPULATION	1,024	5,699
HOUSEHOLDS	394	2,071
AVERAGE HH INCOME	\$58,546	\$73,709
TRAFFIC COUNTS	I-95 @ Rogers Clark Exit - 94,000 VPD	



AGENT: BILL MATTOX, SIOR
804 591 2428
RICHMOND, VA
bill.mattox@colliers.com

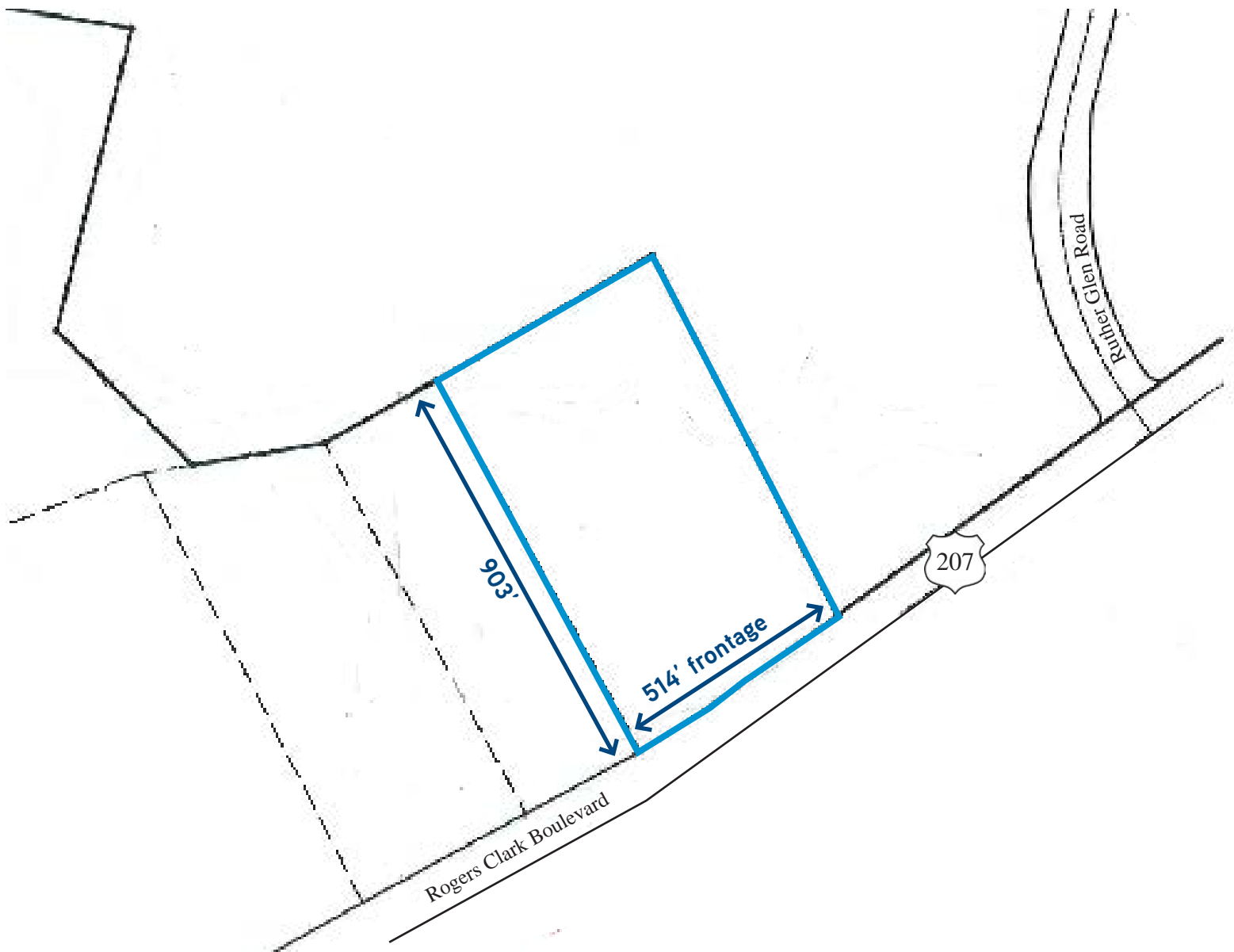
COLLIERS INTERNATIONAL
6606 W. Broad Street, Suite 400
Richmond, VA 23230
www.colliers.com/richmond

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