



**Exceptional development opportunity
in a tremendous growth area!**

PROPERTY DETAILS

LOT SIZE:	6.25 acres
ZONING:	Comprehensive plan calls for high-density multi-family
SALE PRICE:	\$1,195,000

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	2,555	14,107	33,715
Total Population:	6,916	39,525	90,791
Average Income:	\$171,124	\$127,523	\$114,649
Vehicles Per Day:	Pughsville Road: 6,507 VPD Shoulders Hill Road: 13,027 VPD		

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

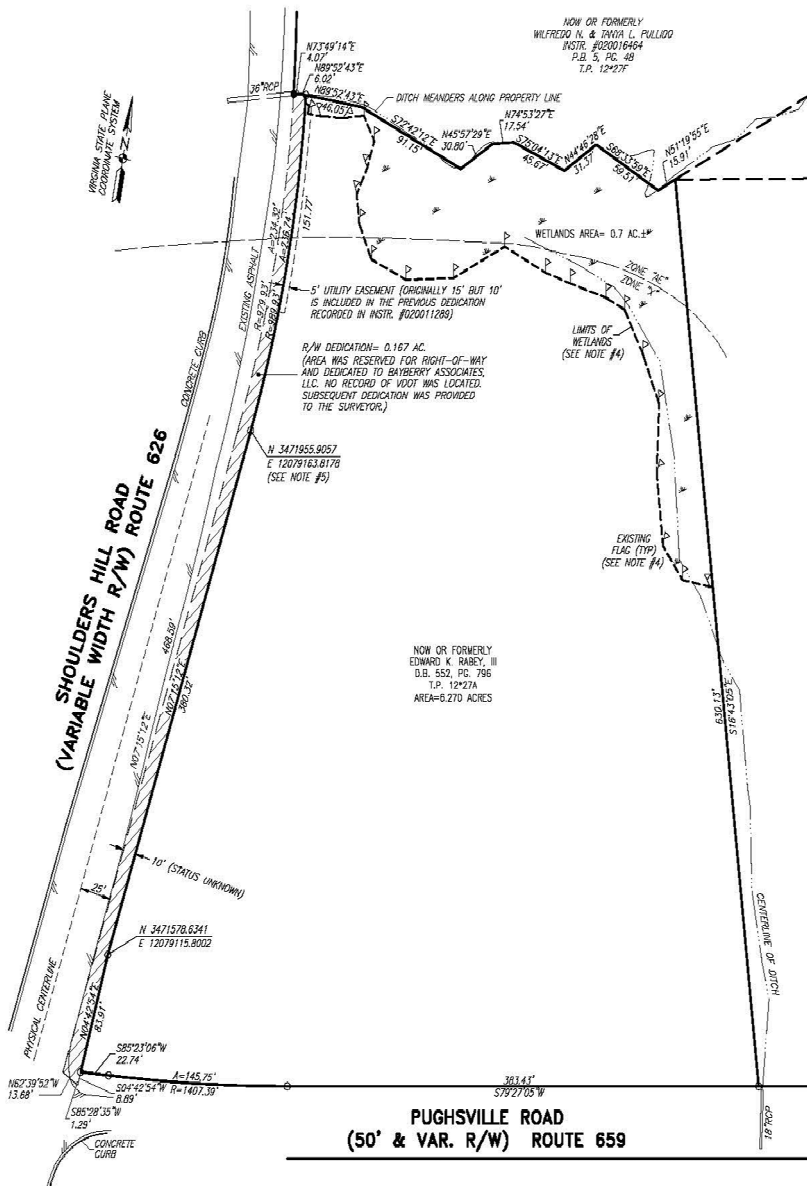
Monty Spencer

757.515.3333

m Spencer@midatlanticcommercial.com



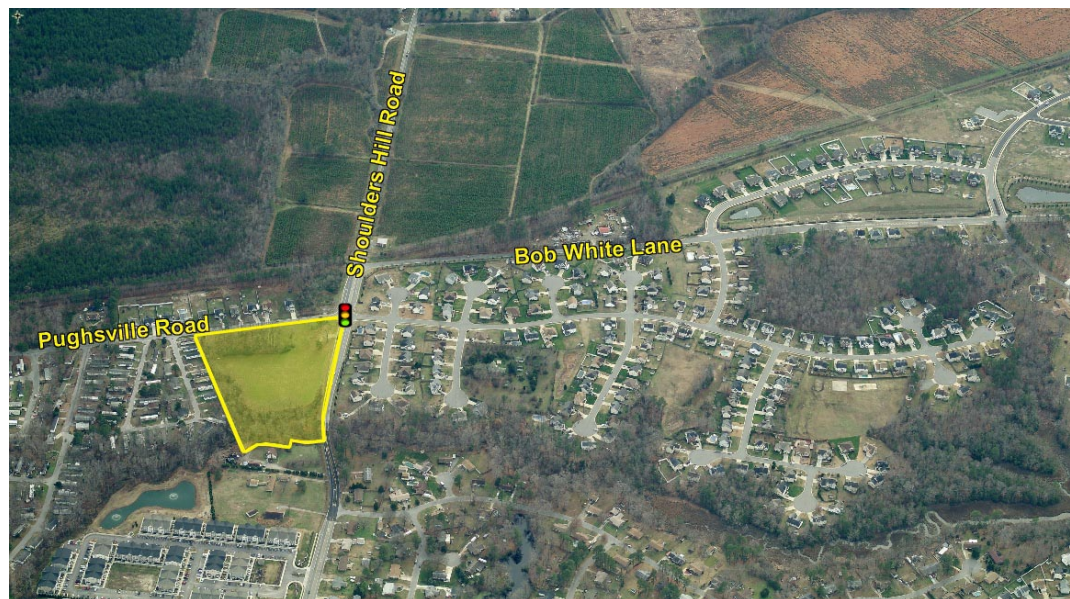
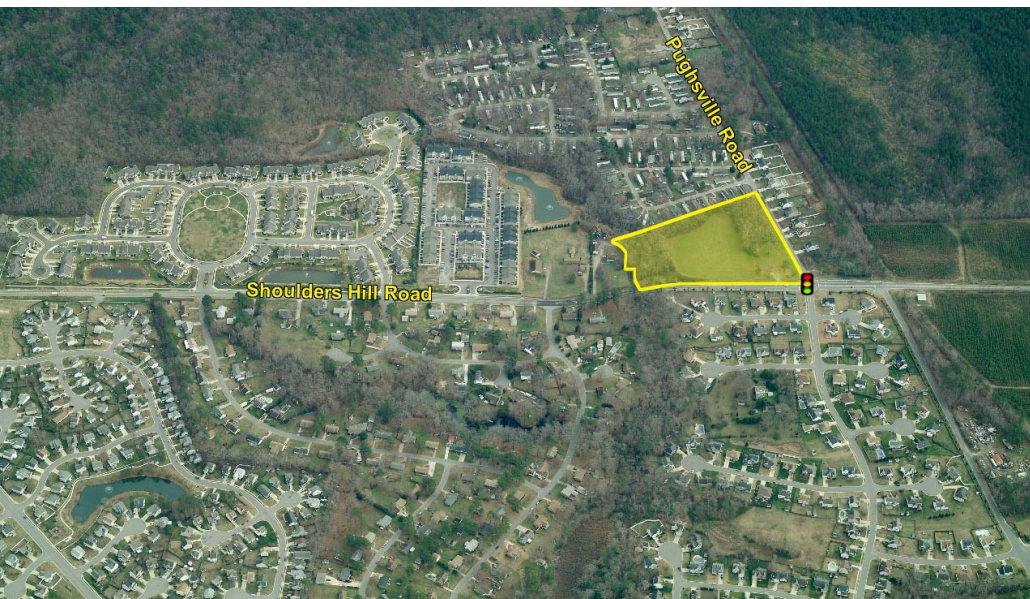
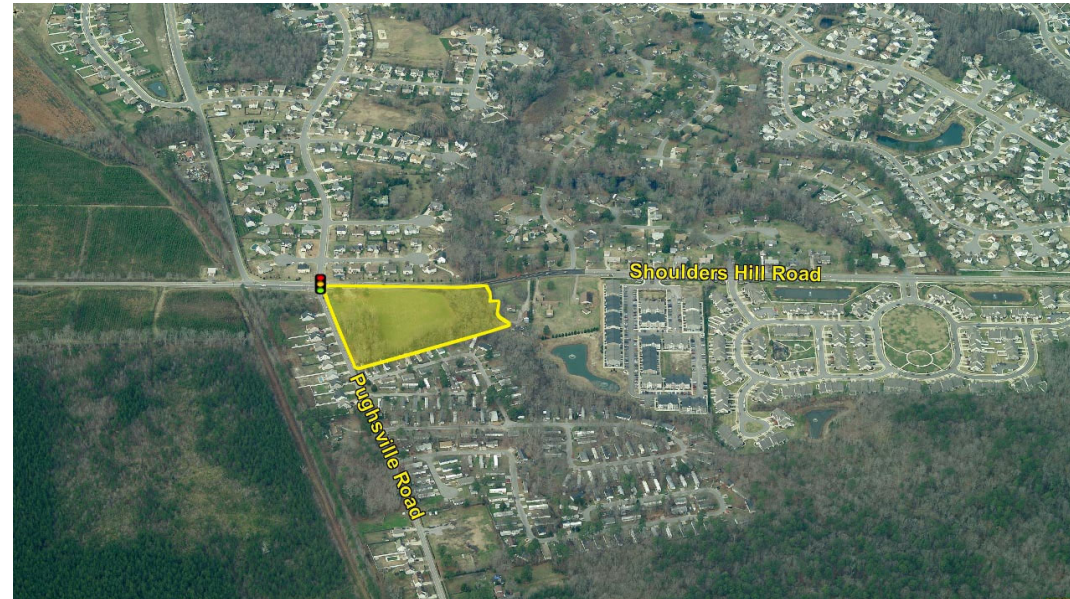
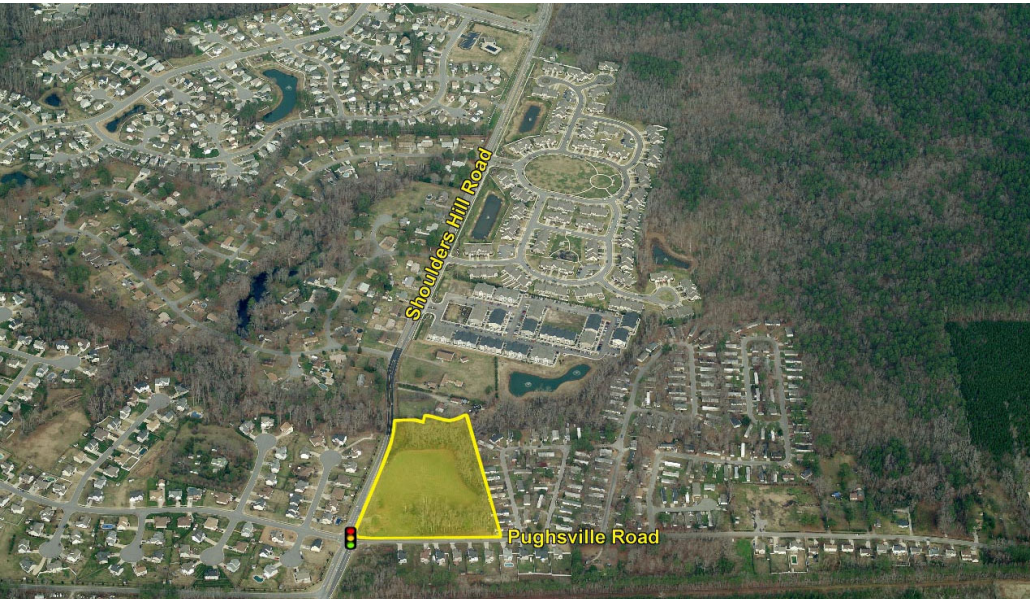
A map of the Norfolk, Virginia area. The map shows major highways including I-664, I-264, I-464, and US-17. Key landmarks marked include the Virginia Port Authority, Elizabeth River, Craney Island US Naval Supply Center, Virginia Zoo (Temporarily closed), Ghent, Norfolk, Portsmouth, Norfolk Naval Shipyard, Chesapeake Square Mall, Walmart Supercenter, and Bowers Hill. A yellow star with a blue outline is located on the left side of the map, near the intersection of I-664 and US-17.



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mspencer@midatlanticcommercial.com

Corner of Pughsville & Shoulders Hill Roads, Suffolk, 23435



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