

# FOR SALE



- HIGHLIGHTS:**
- Grocery Anchored Center
  - National & Local Tenants
  - Growing & Strong Income Area

**TWO PAD SITES AVAILABLE  
1.3± ACRES EACH  
BUILDING READY  
UTILITIES STUBBED TO THE PAD**

**SALES PRICE  
\$750,000.00 EACH**

## THE STRAND | PAD SITES

(Condominium Ownership)

3244 HOLLAND ROAD  
VIRGINIA BEACH, VA 23453

**Doug Aronson**  
Senior Managing Director  
SLN Capital Markets

757.282.6510 (Virginia) | 561.220.5750 (Florida)  
daronson@slnusbaum.com

# AERIAL MAP



S.L. NUSBAUM Realty Co.  
Since 1906.

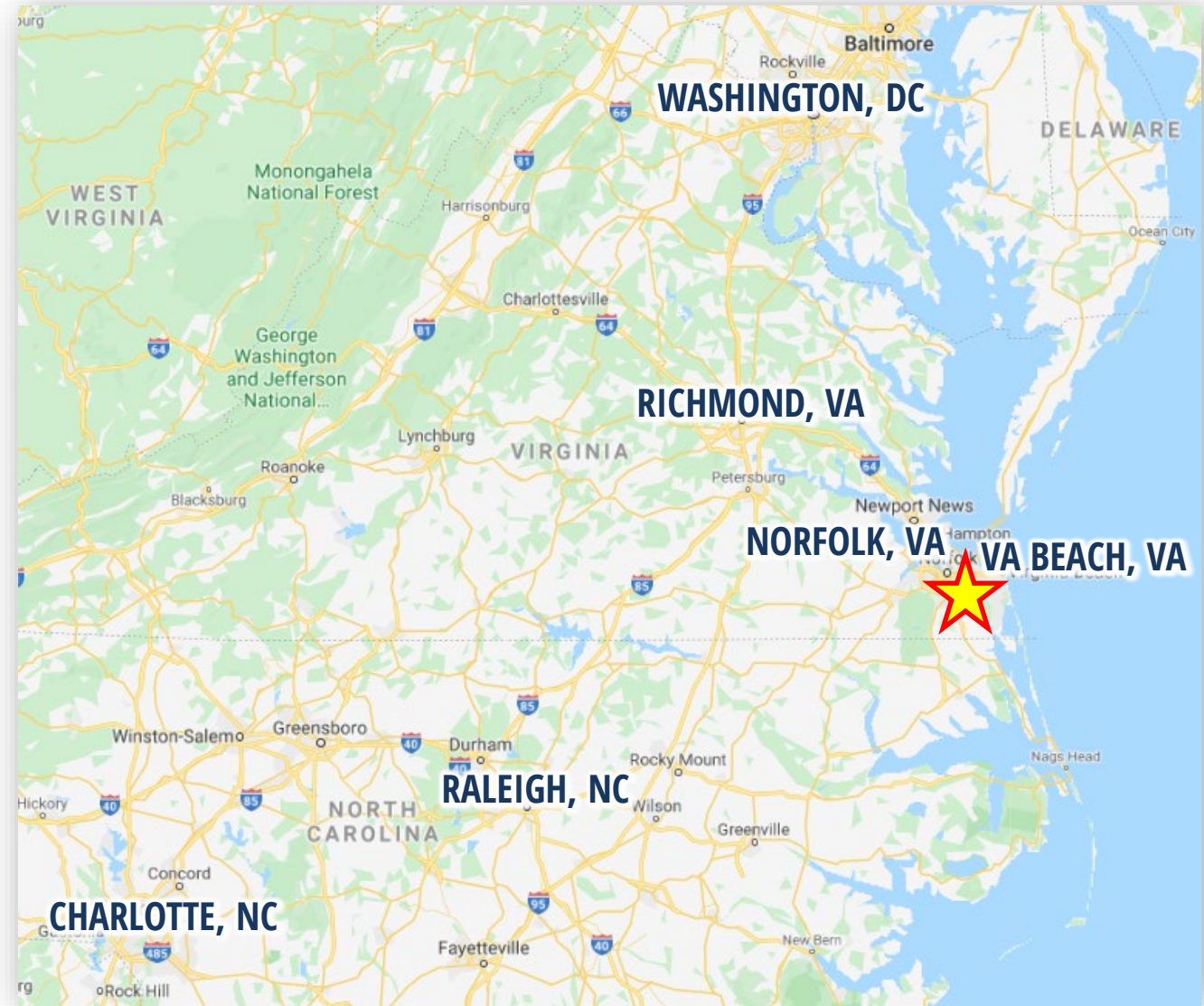
# DEMOGRAPHICS AND LOCATOR MAP

POPULATION	1 MILE	3 MILE	5 MILE
<b>2020 Total</b>	17,291	101,396	236,830
<b>2025 Projected Total</b>	17,408	102,482	239,823

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
<b>2020 Total</b>	5,755	35,755	86,317
<b>2025 Projected Total</b>	5,779	36,151	87,450

AVG HH INCOME	1 MILE	3 MILE	5 MILE
<b>2020 Total</b>	\$79,166	\$87,215	\$94,190
<b>2025 Projected Total</b>	\$87,192	\$95,617	\$102,837

LOCATION	DISTANCE	DRIVING TIME
<b>Richmond, VA</b>	107 miles	1 hour : 30 minutes
<b>Washington, DC</b>	209 miles	3 hours : 30 minutes
<b>Raleigh, NC</b>	202 miles	3 hours
<b>Charlotte, NC</b>	344 miles	5 hours : 30 minutes



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# CONTACT US



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561.220.5750 (Florida)  
daronson@slnusbaum.com



**Sandy Dwyer**  
Executive Assistant  
Sales and Leasing

757.640.2289 (direct)  
757.627.8611 (main)  
sdwyer@slnusbaum.com

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1700 Wells Fargo Center | 440 Monticello Avenue  
Norfolk, VA 23510  
757.627.8611 | slnusbaum.com

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