

FOR SALE

 **S.L. NUSBAUM Realty Co.**
Since 1906.



OVER 28 ACRES OF LAND IN CHESAPEAKE

GUM ROAD & JOLLIFF ROAD
CHESAPEAKE, VA 23321

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN WESSLING, SR., CCIM
VICE PRESIDENT
757.640.2412
JWESSLING@SLNUSBAUM.COM

BILL OVERMAN, CCIM
COMMERCIAL BROKERAGE & DEVELOPMENT
757.640.2254
BOVERMAN@SLNUSBAUM.COM

PROPERTY SUMMARY

GUM ROAD & JOLLIFF ROAD, CHESAPEAKE, VA 23321



OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	28.1 Acres
Price / Acre:	\$51,601
Zoning:	R15S

PROPERTY HIGHLIGHTS

- Three parcels totaling ±28.104 AC of land located off I-664 in Chesapeake
- ±13.44 useable acres
- Ideal for residential or multi-family development
- Zoning: R15S
- Chesapeake Comprehensive Land Use Plan shows parcels as Regional Mixed Use and Business/Commercial
- Over 850 Multi-Family & Single-Family units under construction or planned for development nearby

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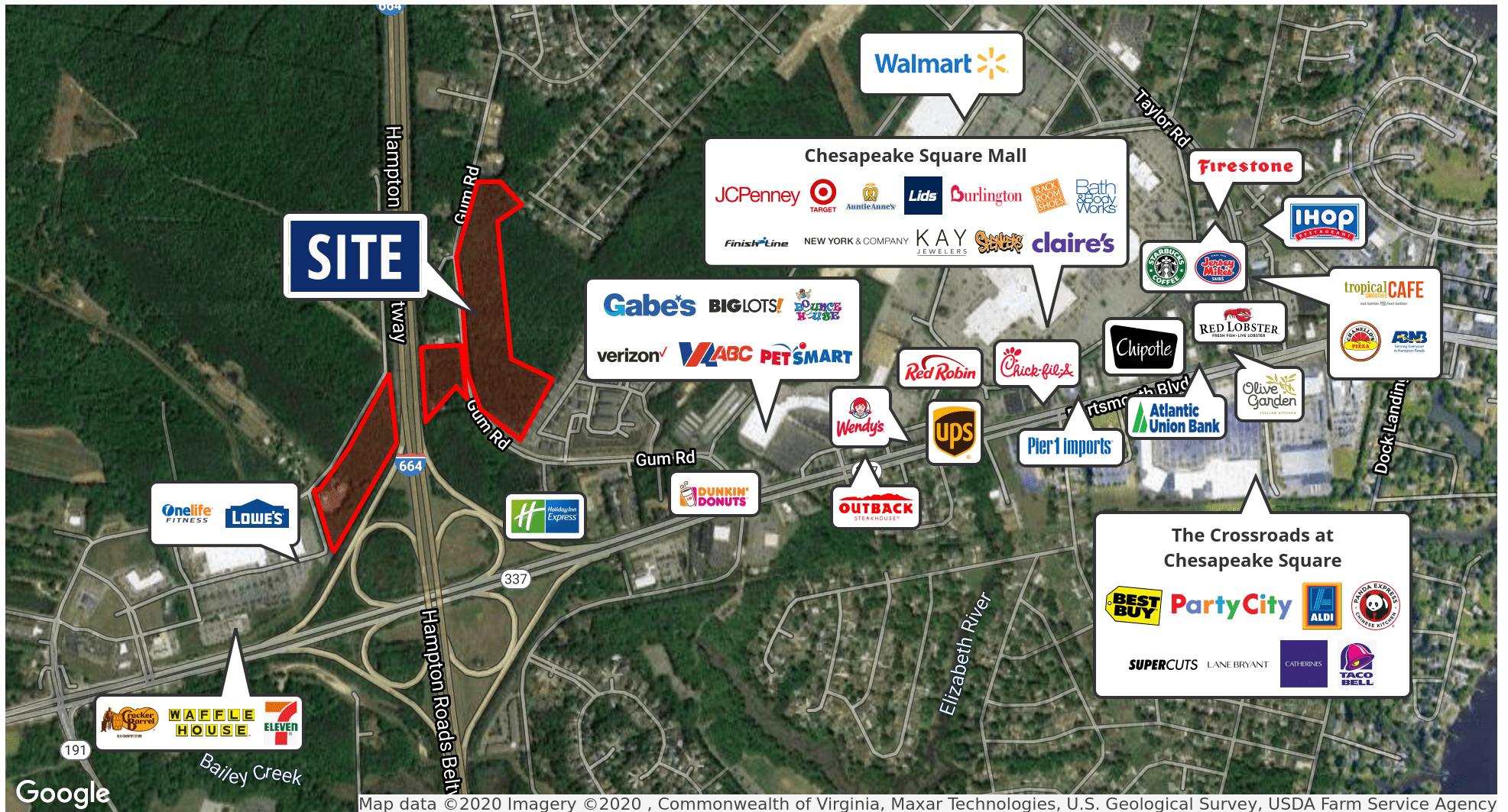
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AREA RETAIL

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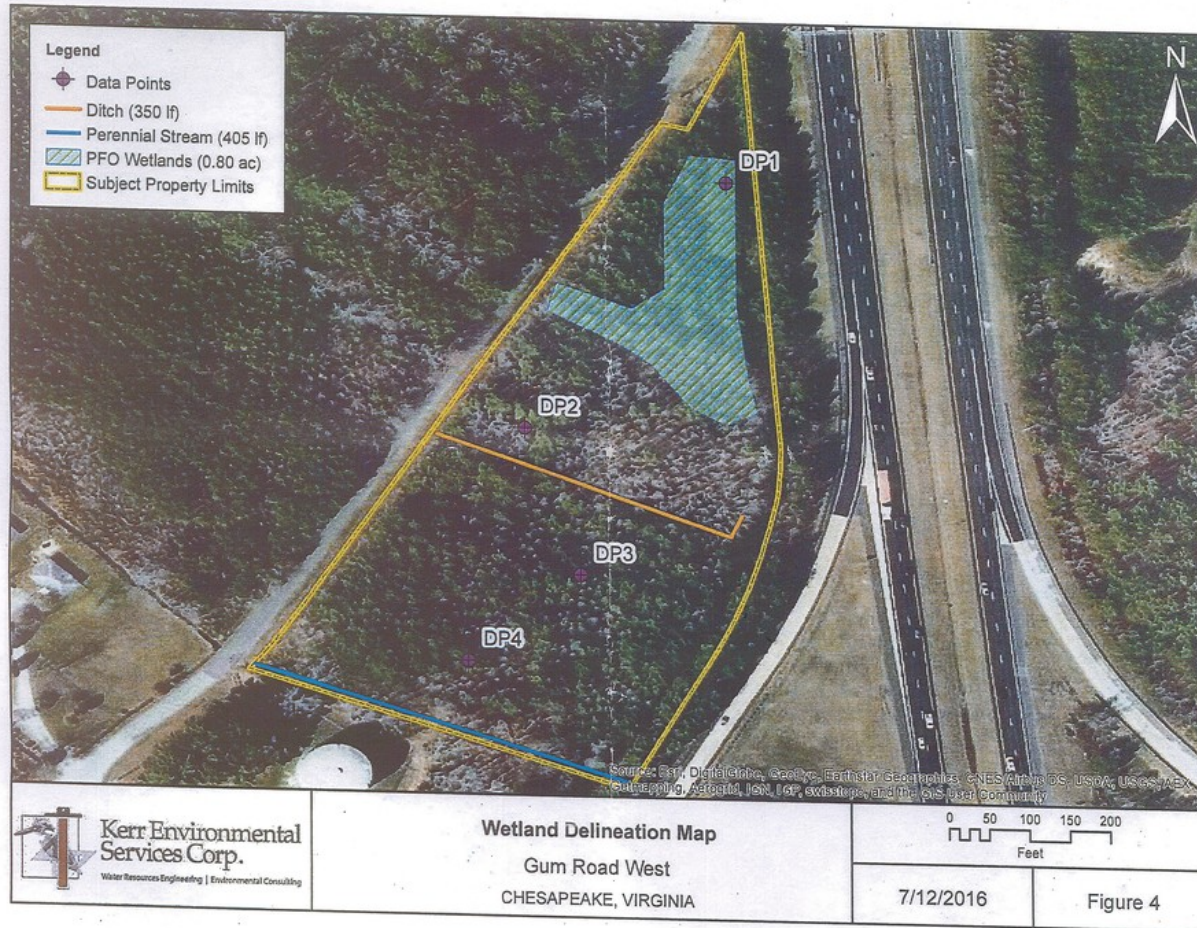
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JOLLIFF ROAD WETLANDS

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ADDITIONAL PHOTOS | 4

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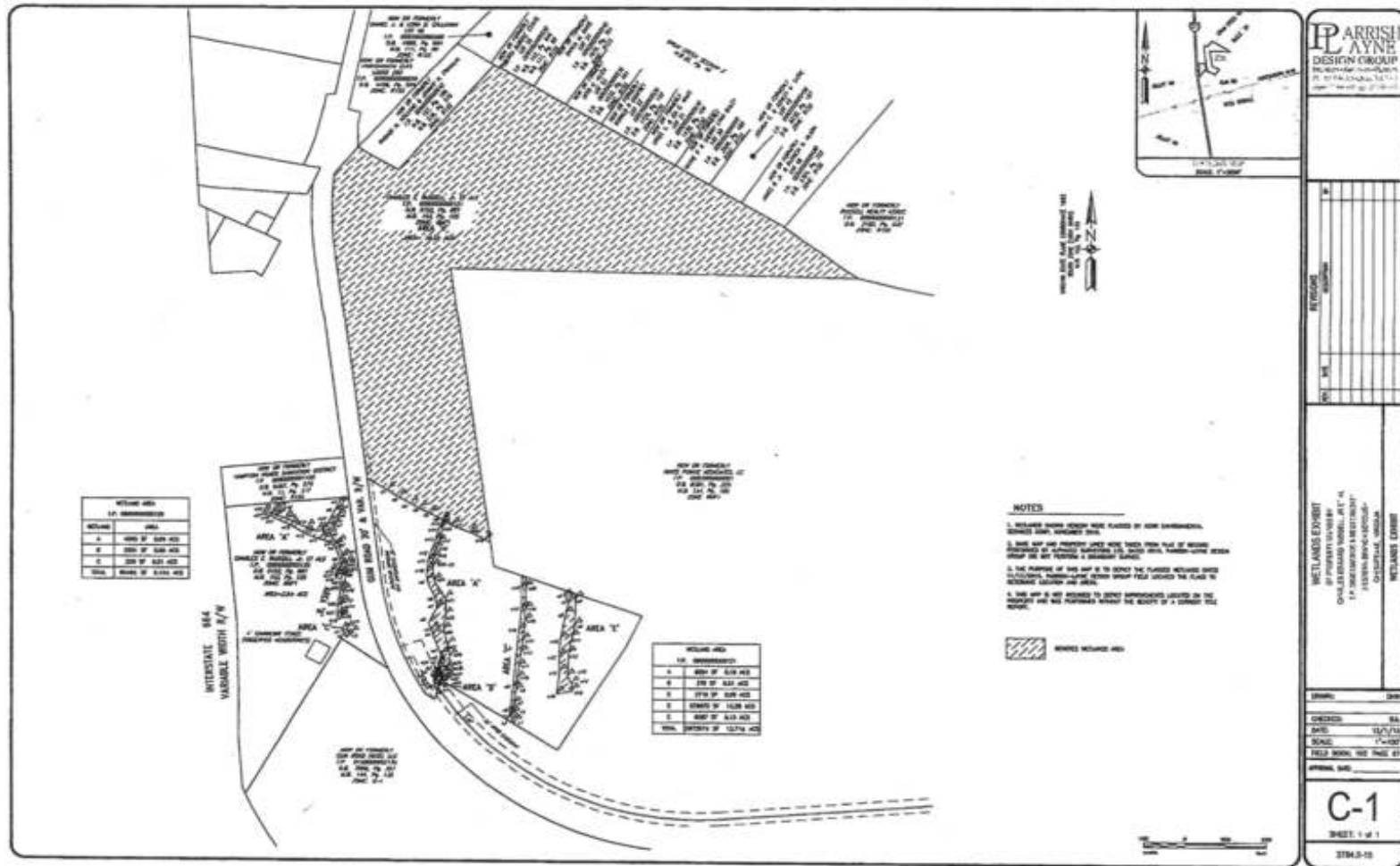
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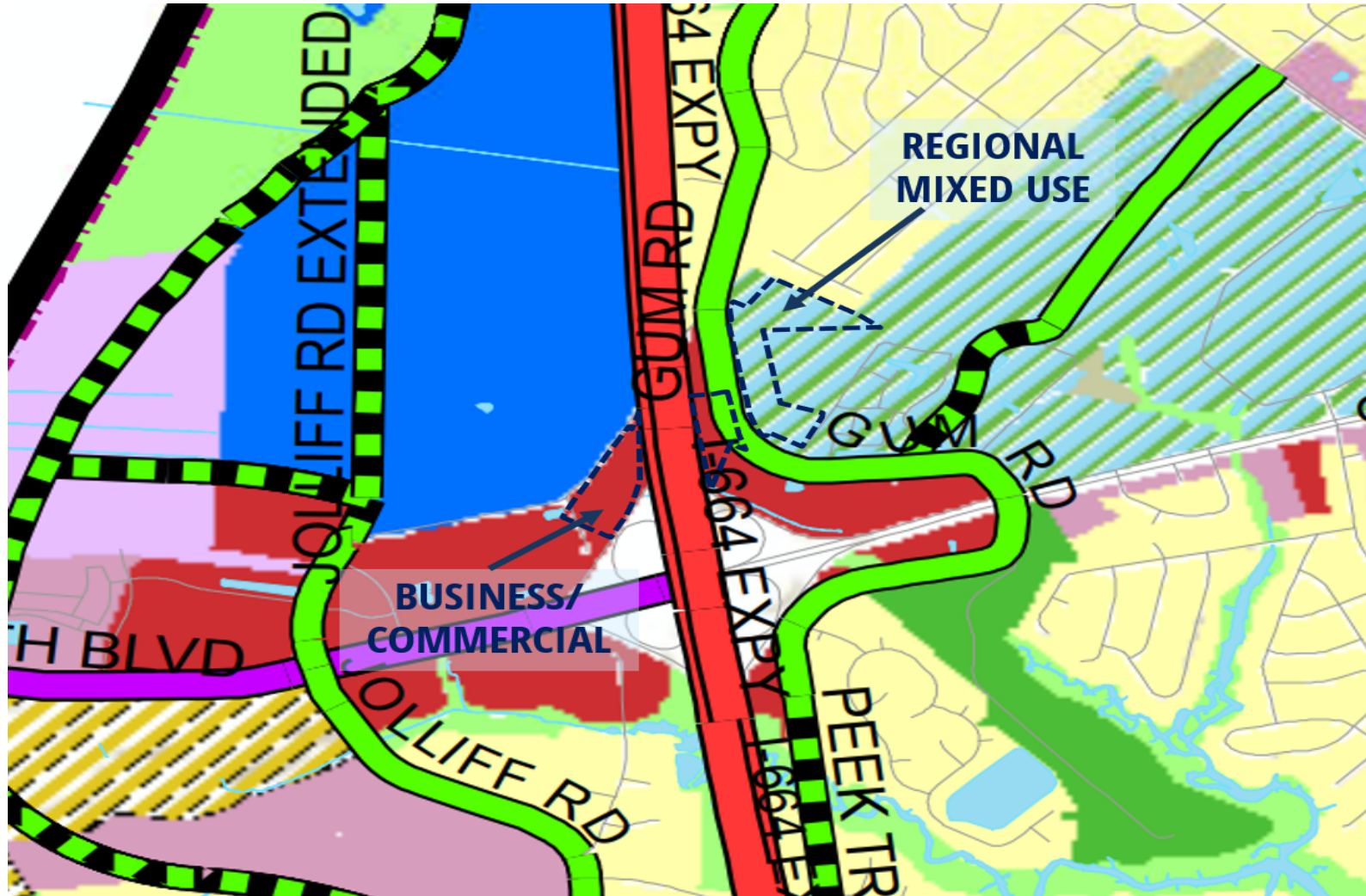
GUM ROAD WETLANDS

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CHESAPEAKE LAND USE PLAN 2035

GUM ROAD & JOLLIFF ROAD, CHESAPEAKE, VA 23321



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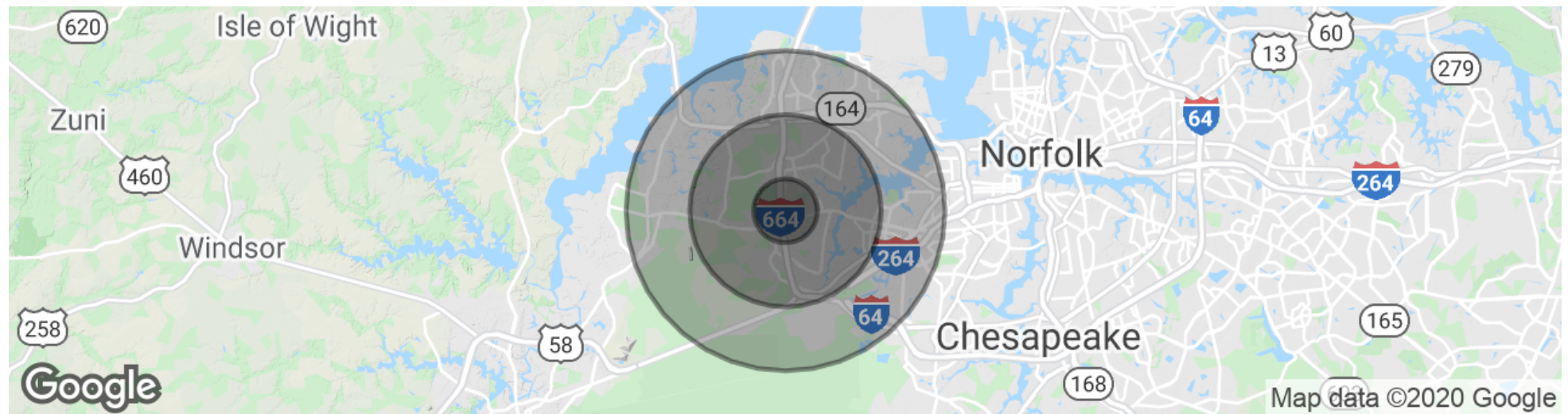
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DEMOGRAPHICS MAP & REPORT

GUM ROAD & JOLLIFF ROAD, CHESAPEAKE, VA 23321



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,039	44,505	111,007
Average age	40.1	37.8	36.9
Average age (Male)	37.7	35.6	35.3
Average age (Female)	41.9	39.0	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,575	16,266	41,000
# of persons per HH	2.6	2.7	2.7
Average HH income	\$76,991	\$79,925	\$72,204
Average house value	\$303,638	\$308,632	\$283,281

* Demographic data derived from 2010 US Census

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