

FOR SALE

 S.L. NUSBAUM Realty Co.
Since 1906.



RETAIL/OFFICE DEVELOPMENT SITE

ROUTE 58/HOLLAND ROAD
SUFFOLK, VA 23434

FOR MORE INFORMATION, PLEASE CONTACT:

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757.640.2254
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PROPERTY SUMMARY

ROUTE 58/HOLLAND ROAD, SUFFOLK, VA 23434



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	2.91 Acres
Price / Acre:	\$274,570
Zoning:	O1
Submarket:	South Suffolk

[CLICK HERE FOR INFO ON HOLLAND ROAD](#)

PROPERTY HIGHLIGHTS

- Retail/office development site with fully approved site plan
- Excellent access to US 13
- ±480' of frontage Route 58/Holland Road
- Close proximity to Food Lion Shopping Center
- Zoned General Commercial
- Outparcel can be carved out to suit buyer/user

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SURROUNDING RETAIL

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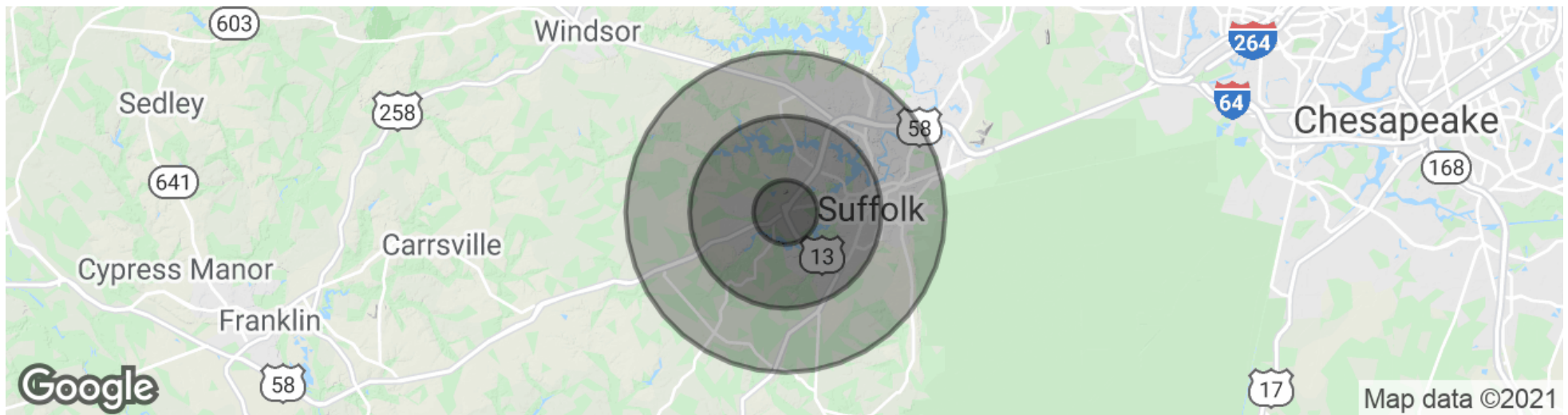
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DEMOGRAPHICS MAP & REPORT



ROUTE 58/HOLLAND ROAD, SUFFOLK, VA 23434



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,059	12,587	36,694
Average Age	39.20	39.40	38.40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,124	4,855	13,522
# Of Persons Per HH	2.70	2.60	2.60
Average HH Income	\$254,329	\$255,058	\$217,065
Average House Value	\$278,766	\$270,805	\$247,992

* Demographics derived from 2020 CoStar data

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