

FOR SALE

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



RETAIL PADS, FLEX WAREHOUSE OR POTENTIAL APARTMENTS

ROUTE 58 & SUBURBAN DRIVE
SUFFOLK, VA 23434

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS
VICE PRESIDENT

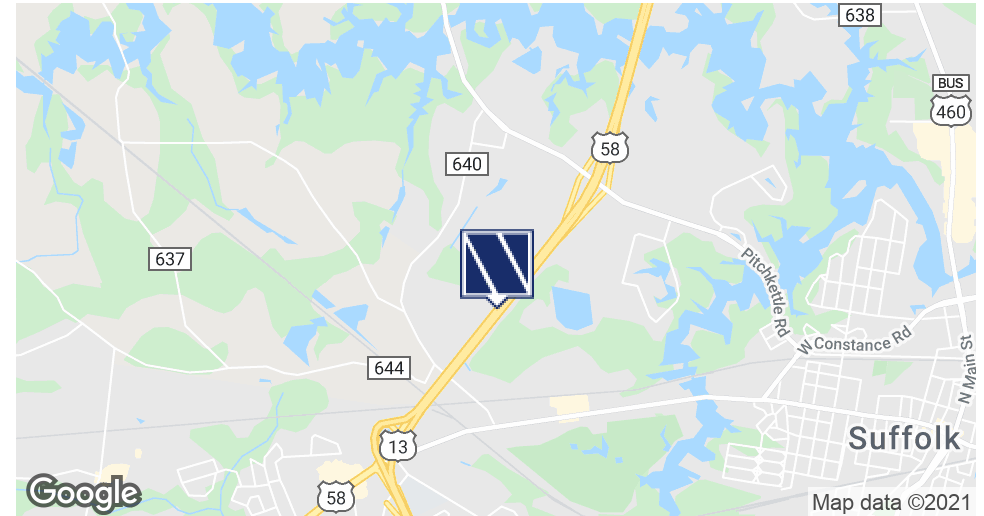
757.640.2235

C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

PROPERTY SUMMARY

ROUTE 58 & SUBURBAN DRIVE, SUFFOLK, VA 23434



OFFERING SUMMARY

Sale Price:	\$285,000 - \$650,000
Lot Size:	6 Acres

PROPERTY OVERVIEW

Retail pads, flex/warehouse and potential apartment property available. Close proximity to major trucking center.
1.1 AC - 1.8 AC sites available!

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS

VICE PRESIDENT

757.640.2235

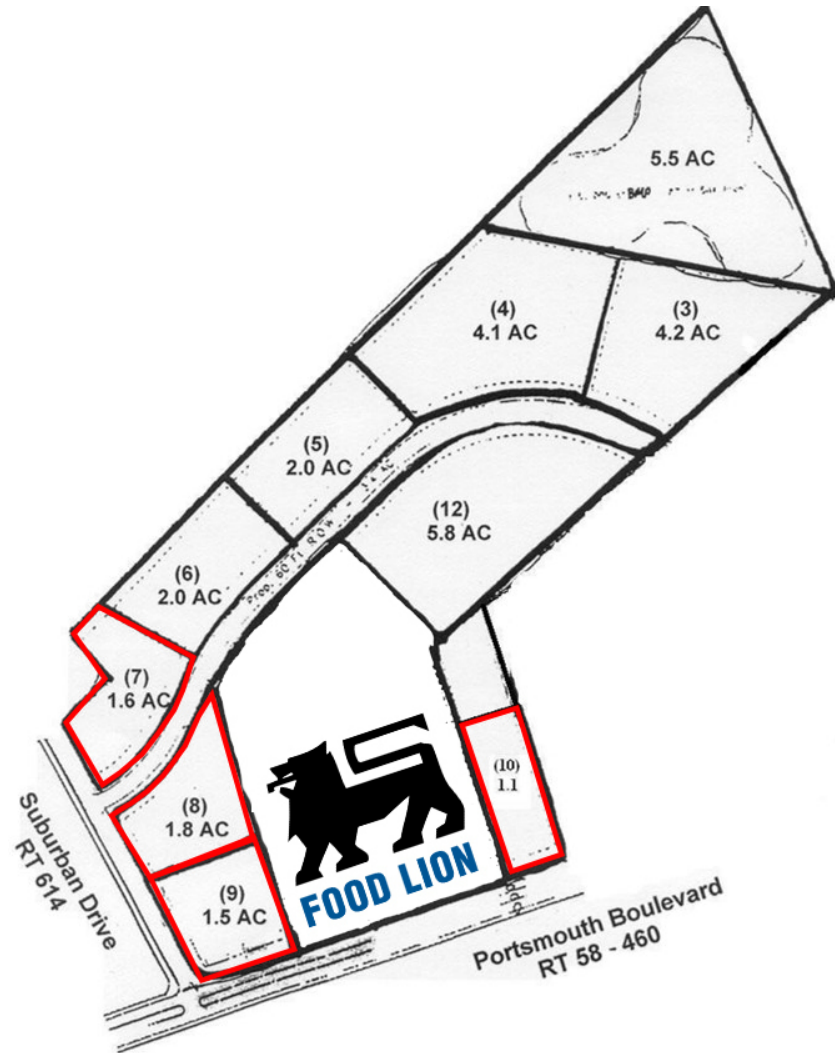
C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

SITE PLAN

ROUTE 58 & SUBURBAN DRIVE, SUFFOLK, VA 23434

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



PARCEL PRICING:

LOT 7:	\$285,000
LOT 8:	\$600,000
LOT 9:	\$650,000
LOT 10:	\$475,000

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

SITE PLAN | 3

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS

VICE PRESIDENT

757.640.2235

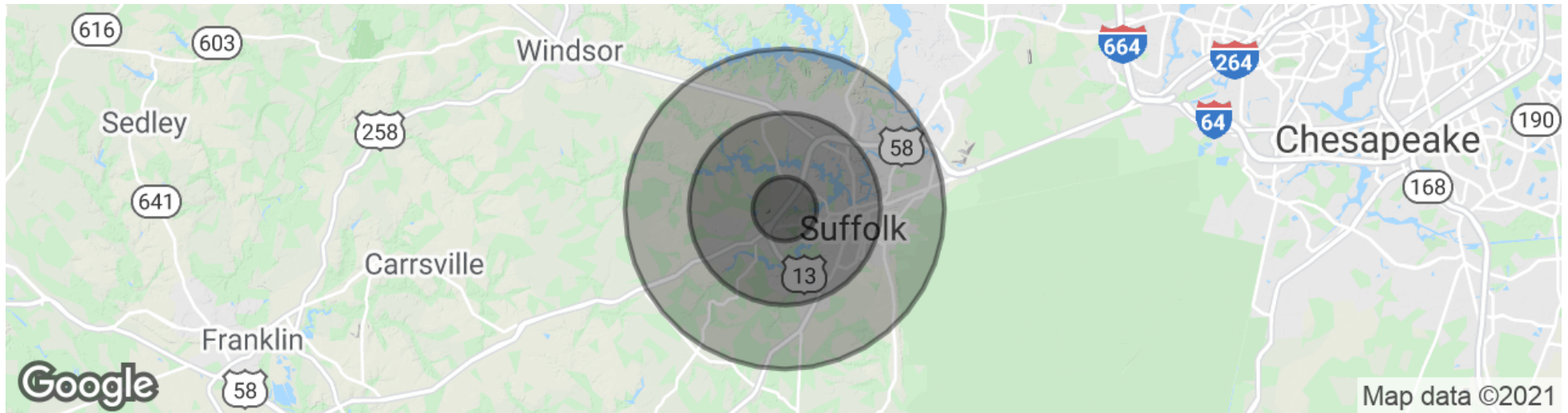
C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

DEMOGRAPHICS MAP & REPORT



ROUTE 58 & SUBURBAN DRIVE, SUFFOLK, VA 23434



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	811	17,333	41,343
Average Age	40.8	34.4	35.2
Average Age (Male)	38.0	31.3	33.4
Average Age (Female)	45.9	38.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	293	6,618	15,357
Average HH Income	\$72,416	\$58,402	\$62,407

** Demographic data derived from 2010 US Census*

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

DEMOGRAPHICS MAP & REPORT | 4

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS

VICE PRESIDENT

757.640.2235

C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

CONTACT OWNER/BROKER



S.L. NUSBAUM Realty Co.
Since 1906.

MICHAEL P. ZARPAS

VICE PRESIDENT

757.640.2235

C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510

757.627.8611

SLNUSBAUM.COM

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

