



PROPERTY OVERVIEW

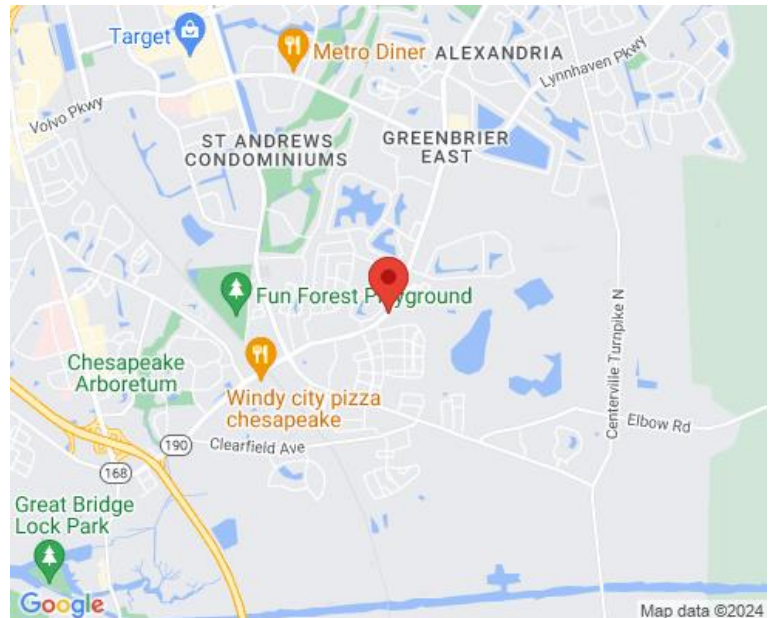
AREA MAP

This 0.81 acre piece of land fronts Kempsville Road and is ideal for any professional user, medical user or service firm. This property is available For Sale, Ground Lease and/or possibly build-to-suit. Neighboring property owner would consider selling their 0.61 acre parcel for a total site size of 1.42 acres.

- Two-story, upscale Colonial-style building
- Less than 2 miles from The Chesapeake Expressway; 3 miles from I-64
- Strong surrounding demographics

DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	8,866	60,466	181,140
Avg HH Income:	\$79,323	\$72,264	\$71,314
Traffic Count:	20,885 VPD		

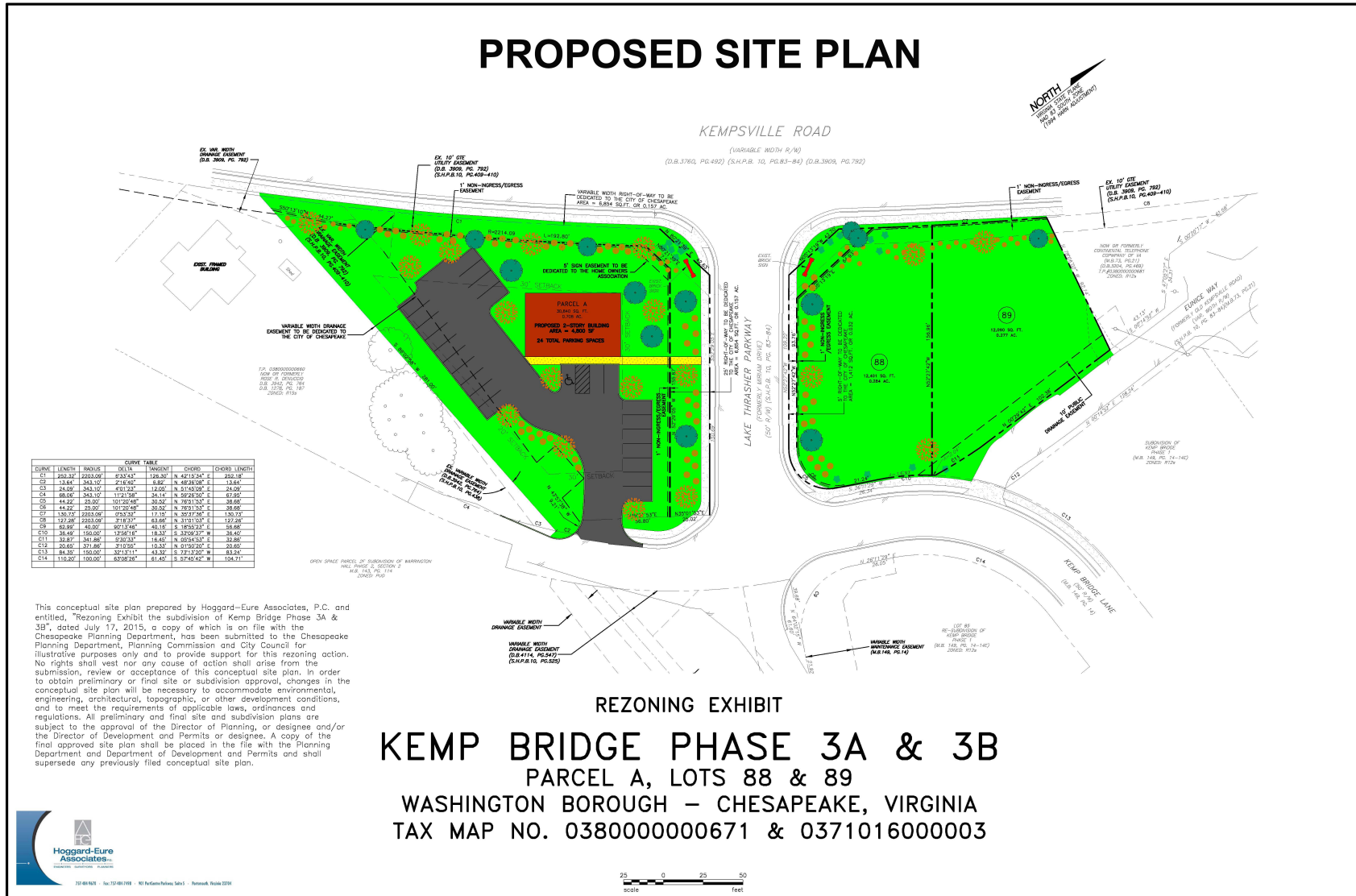


FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER
(757) 490-3141
cwerkheiser@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
www.pembrokerealty.com

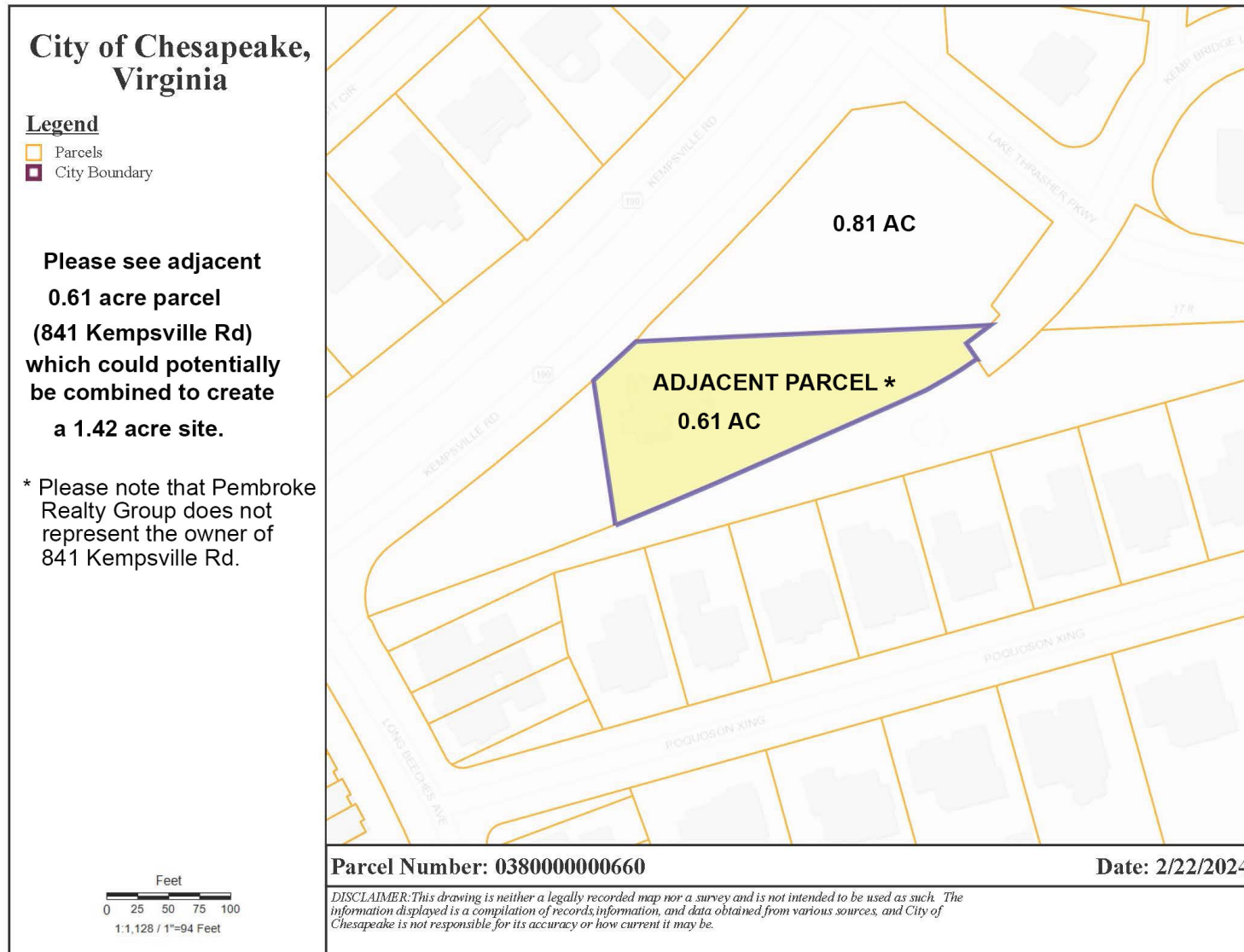
PROPOSED SITE PLAN



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