



## More Than 9 Acres Of Land Waiting To Be Developed!

- Approved for General Business zoning
- 462 feet of frontage on Route 17
- 1/3 mile south of Fort Eustis Boulevard
- 35,359 VPD on Highway 17
- Completed soil study available for buyers
- Planned sewer connection is underway
- Site can accommodate a 12,000+ SF building

### OFFERING DETAILS

<b>SALE PRICE:</b>	\$595,000
<b>LOT SIZE:</b>	9.31 acres
<b>ZONING:</b>	GB (General Business)

<b>DEMOGRAPHICS</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
<b>Total Population:</b>	3,962	64,646	251,742
<b>Total Households:</b>	1,613	32,694	95,930
<b>Average Income:</b>	<b>\$117,442</b>	<b>\$88,356</b>	<b>\$91,073</b>

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).

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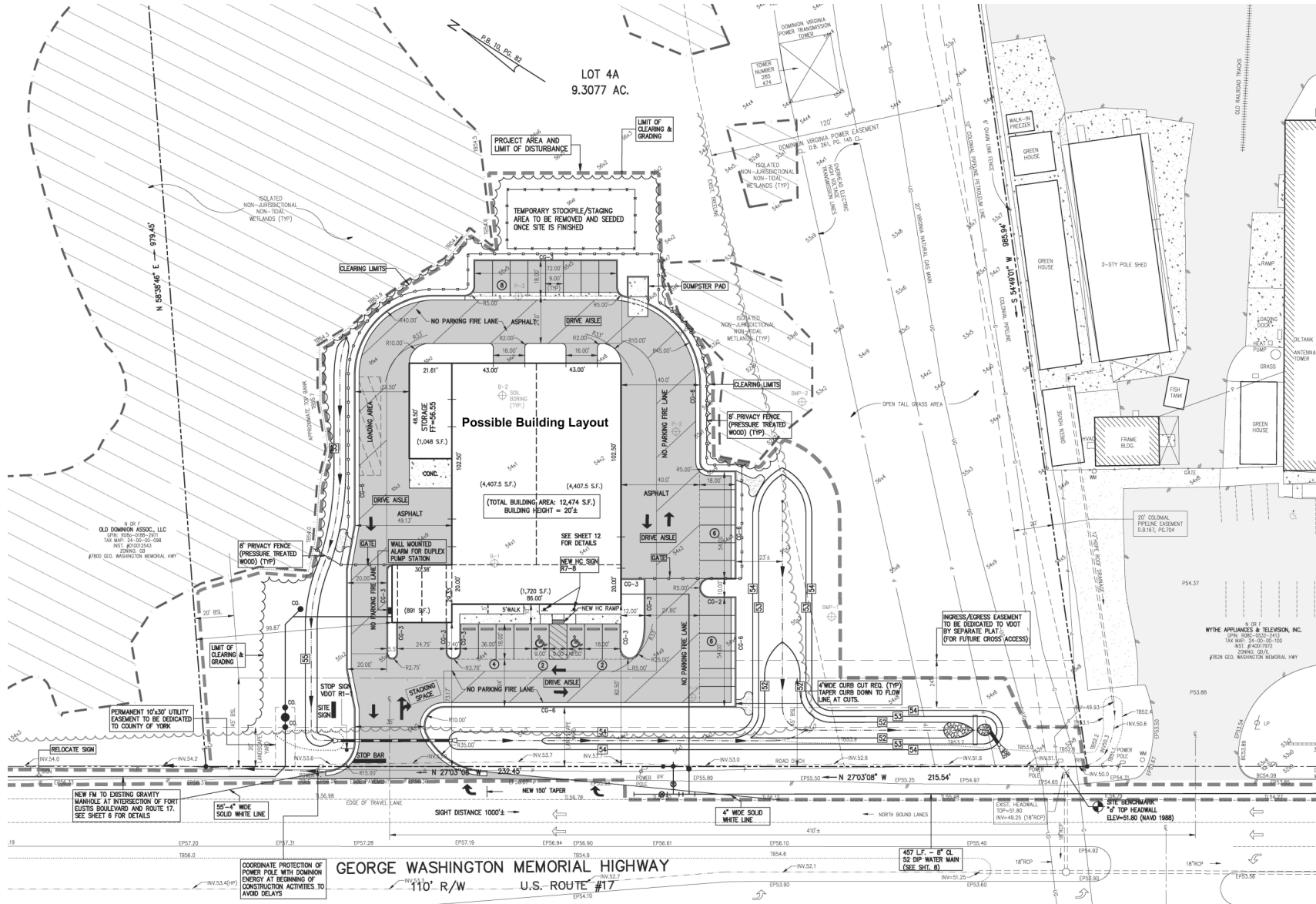


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