



INDEPENDENCE BLVD

760 Independence Circle, Virginia Beach

# Land available For Sale

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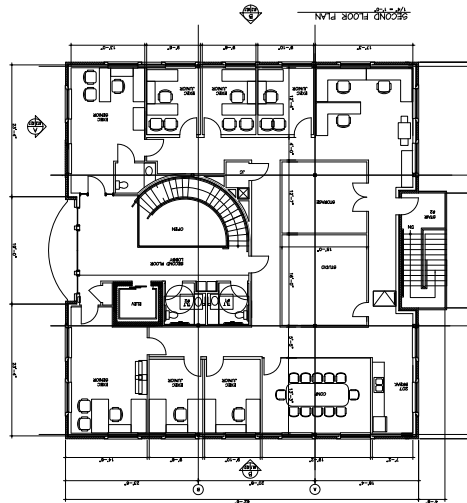
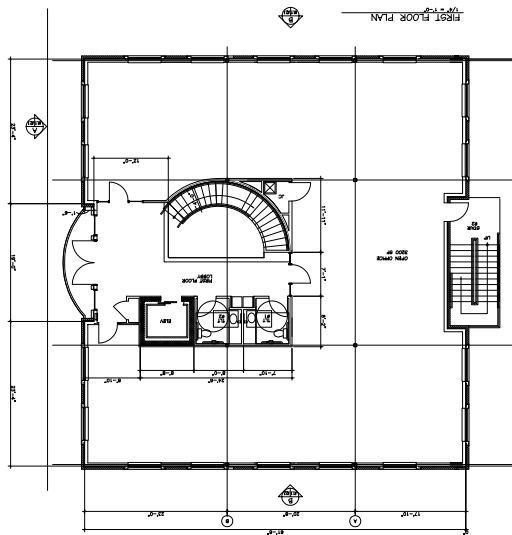
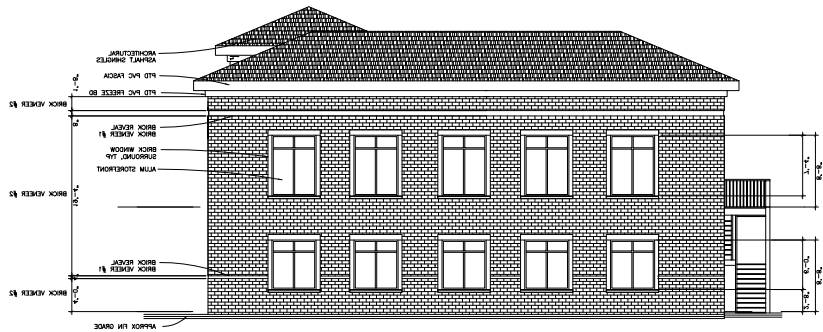
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## Building Potential

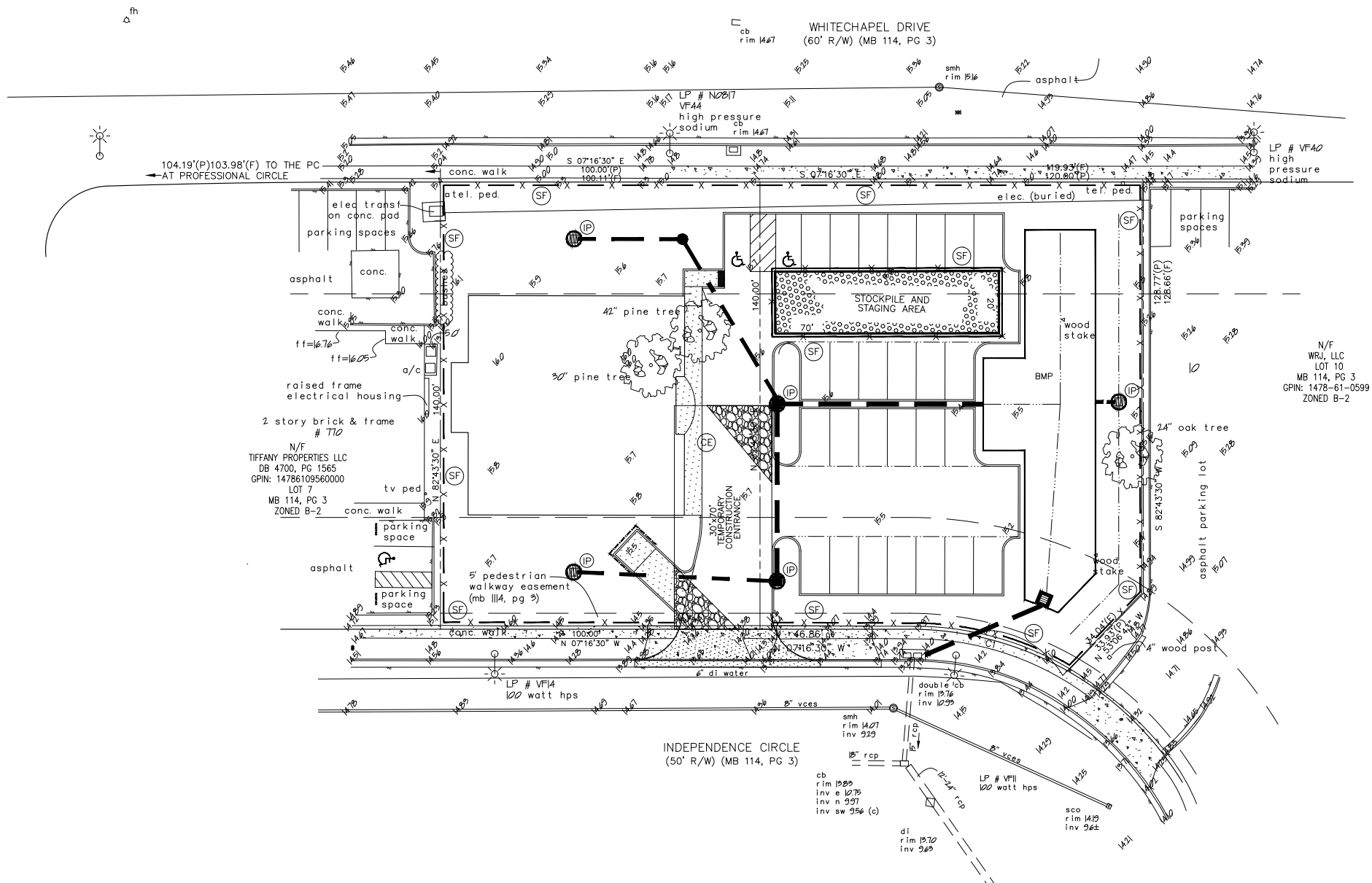


## Features

- ±0.712 acres
- Zoning: B2
- Full engineered/approved building plans available
- Centrally located in Virginia Beach with ease of access to Virginia Beach Town Center, many amenities, and I-264
- Located in close proximity to Sentara Independence Hospital
- **Purchase Price: \$695,000**



# Site Plan



# Demographics

## Within 5 Mile Radius



Current  
population  
256,491

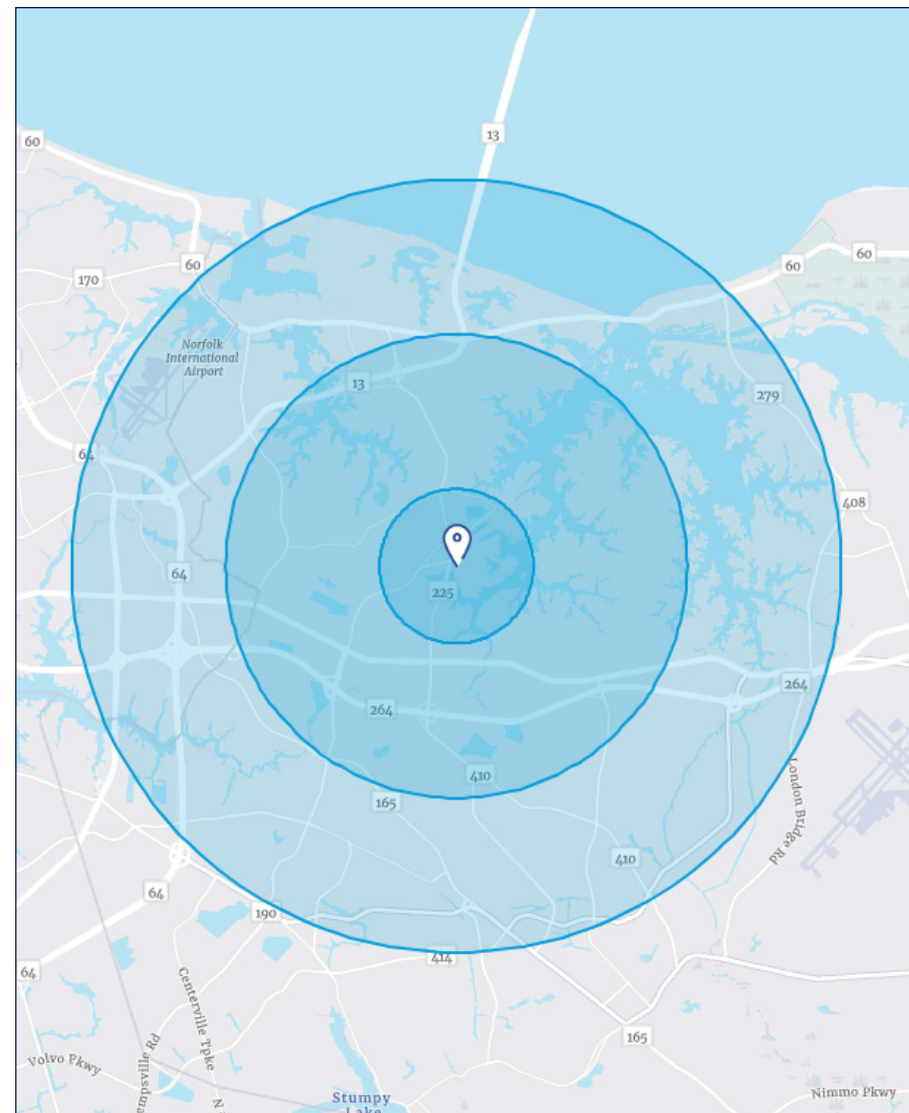


Projected  
population  
259,148

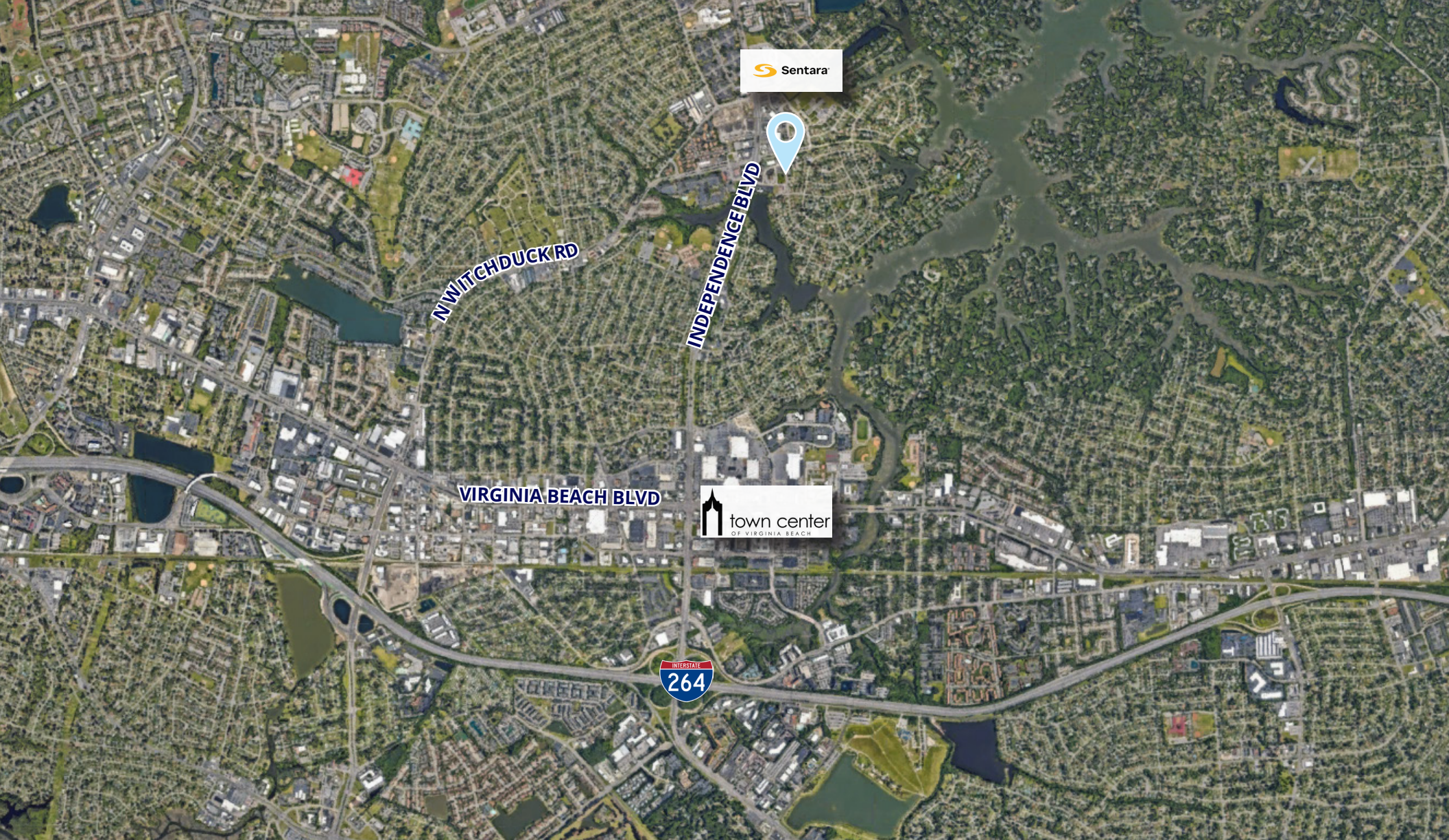


Average  
household income  
\$108,880

Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	10,679	114,306	276,017
Total Population	11,702	112,237	256,491
Average Household Income	\$108,169	\$106,390	\$108,880
Drive Times	5 min	10 min	15 min
Daytime Population	16,620	100,186	271,421
Total Population	17,590	101,238	252,657
Average Household Income	\$113,038	\$98,087	\$103,708





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