

**4.09 ACRE SITE**

- 4.09 AC
- ZONED B-2
- DEVELOPMENT OPPORTUNITY

NORTHGATE COMMERCE PARKWAY

MAYA WAY

APPROVED  
C-STORE  
WITH FUEL  
4,650 SF

43 parking spaces



APPROVED  
RESTAURANT  
WITH DRIVE-  
THRU  
4,000 SF

74 parking spaces

Tractor Supply Co.

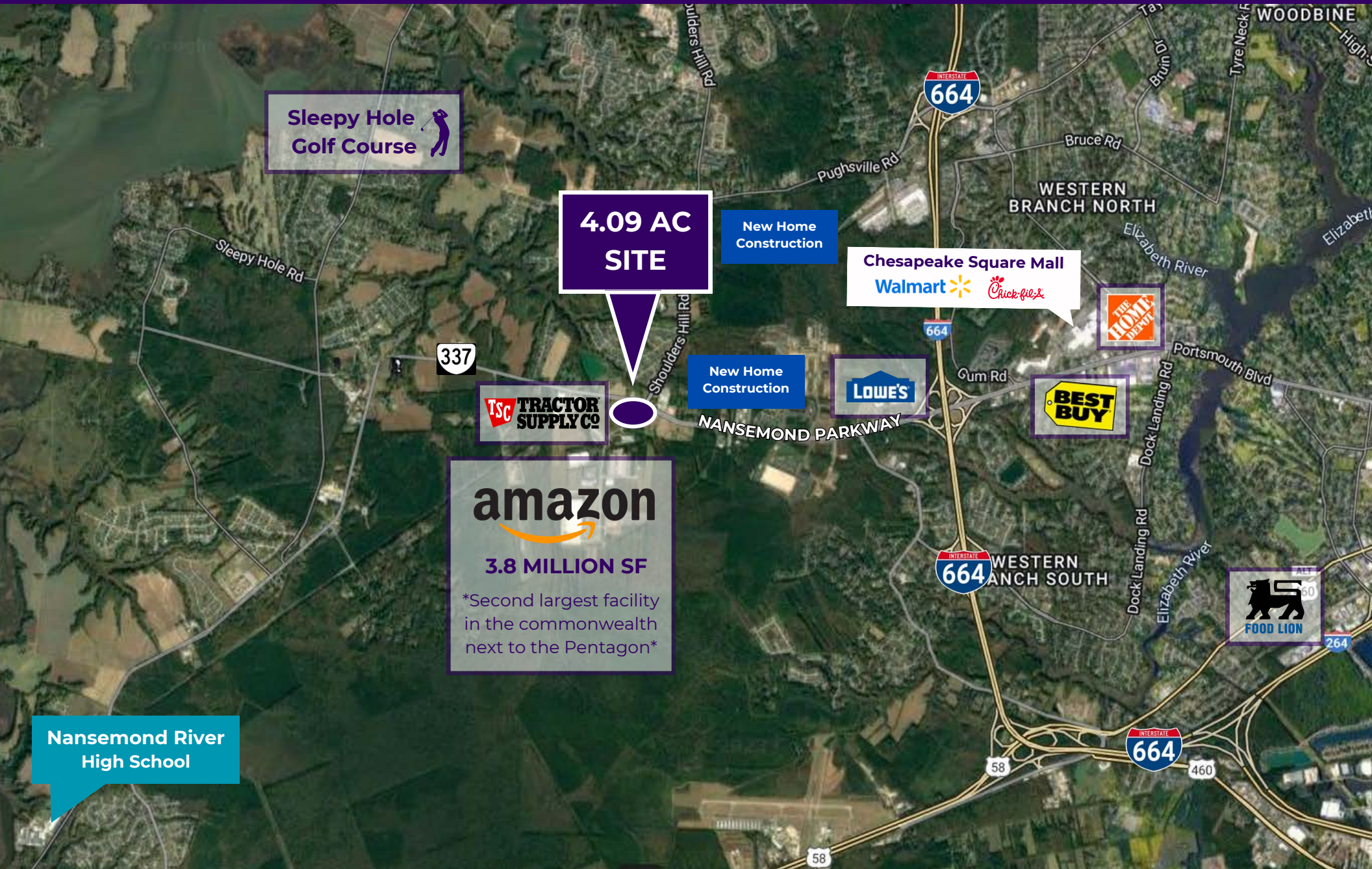


NANSEMOND PARKWAY

13,000 VPD

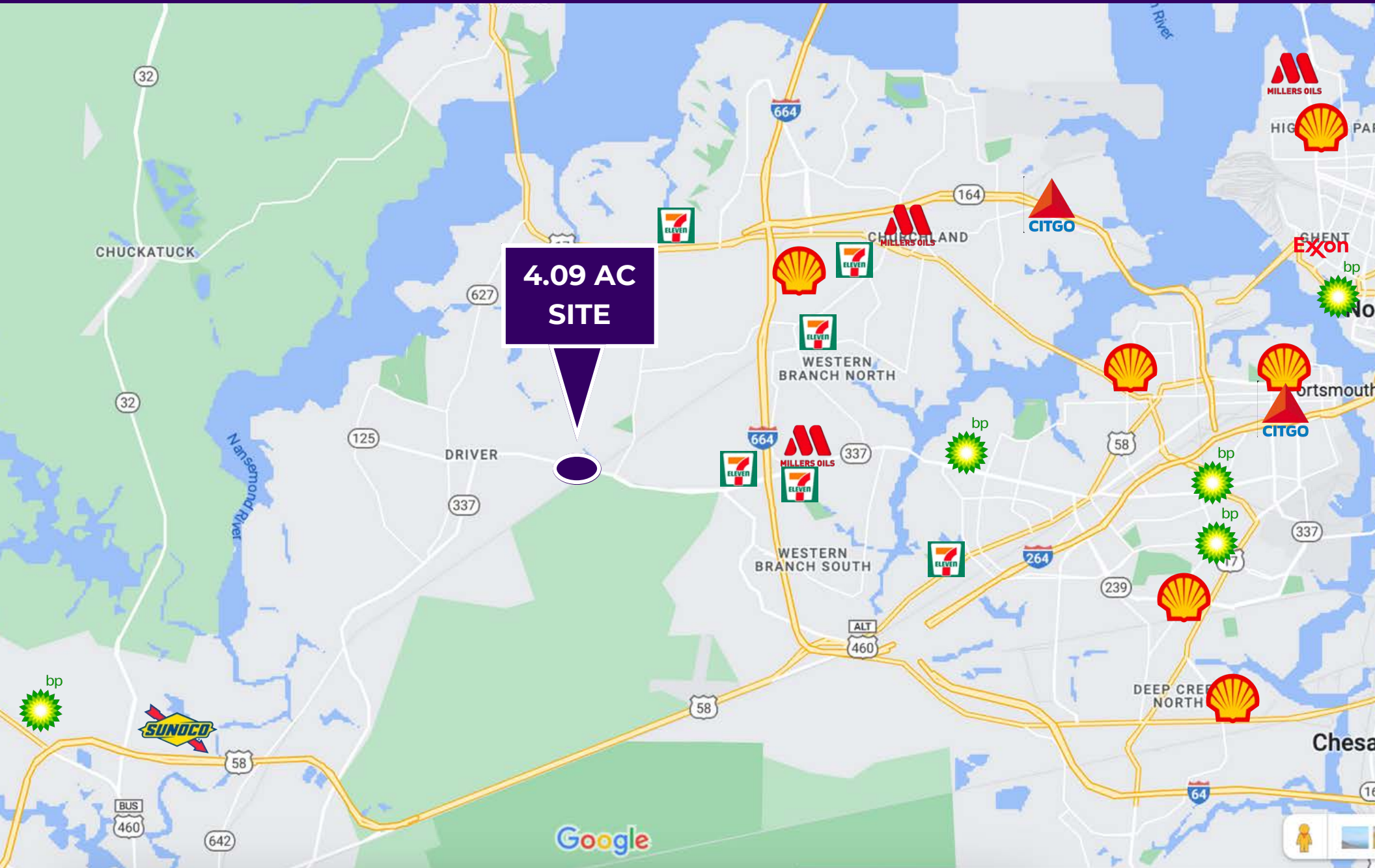


# MARKET AERIAL

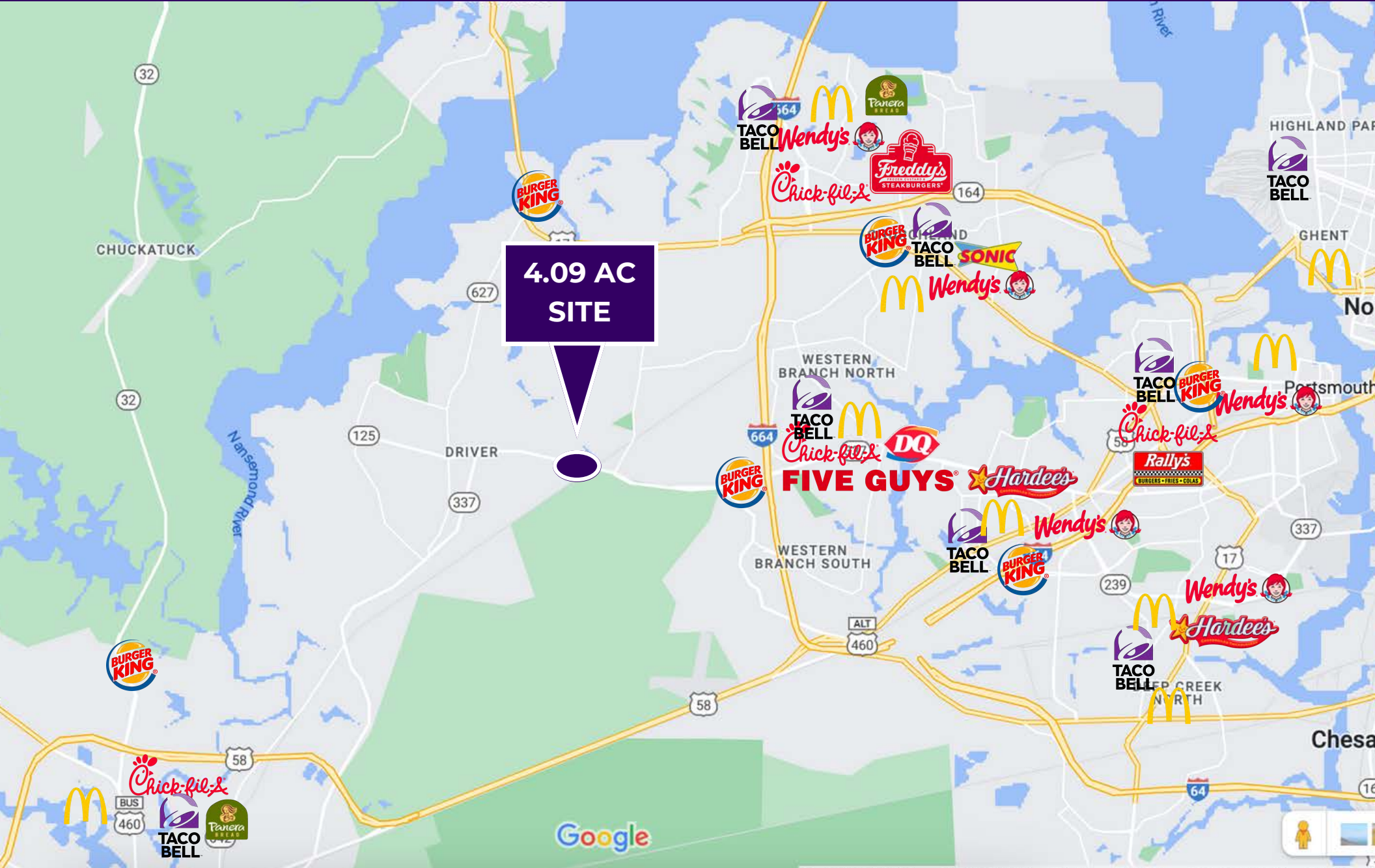




# NEARBY FUEL



# NEARBY FAST FOOD





# RESIDENTIAL PIPELINE

## New Residential - Harbour View

### Recently Completed

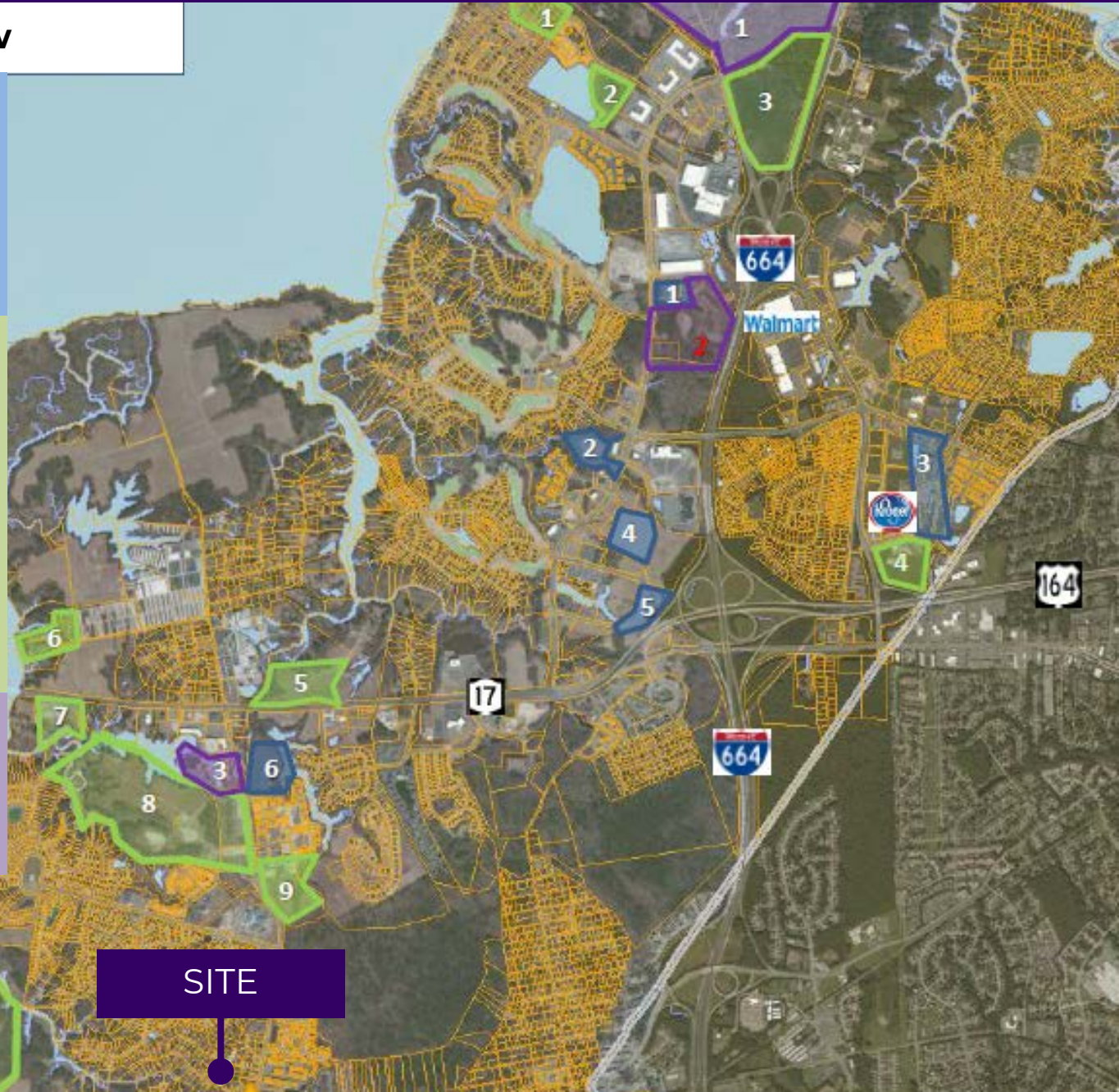
1. Bickford Senior (aged care) - 45 units
2. The Crossings (aged care) - 174 units
3. H. Roads Crossing (sale/rental) - 30/444 units
4. Claremont at H.View (rental) - 276 units
5. Meridian at H. View (rental) - 224 units
6. Hilltop Terrace (rental) - 147 units

### Under Construction

1. Sunfall (sale) - 85 units
2. Bridgeway Dr. (sale) - 70 units
3. Point at H. View (rental/sale) - 300/100 units
4. Park 216 (rental) - 250 units
5. 3800 Aqua/Royal Sail (for rent) - 700+ units
6. Decoy's (sale) - 28 units
7. Rt 17 Apartments (rental) - 125 units
8. Bennett's Creek Qtr (sale) - 560 units
9. The Cove (sale) - 45 units
10. River Club (sale) - 430 units

### Preplanning (zoning needed)

1. College Point (sale/rental) - 2,500+ units
2. HV Blvd Mixed Use (sale/rental) - 600 units  
REZONED 7/20
3. Shoulders Hill (rental) - 250 units

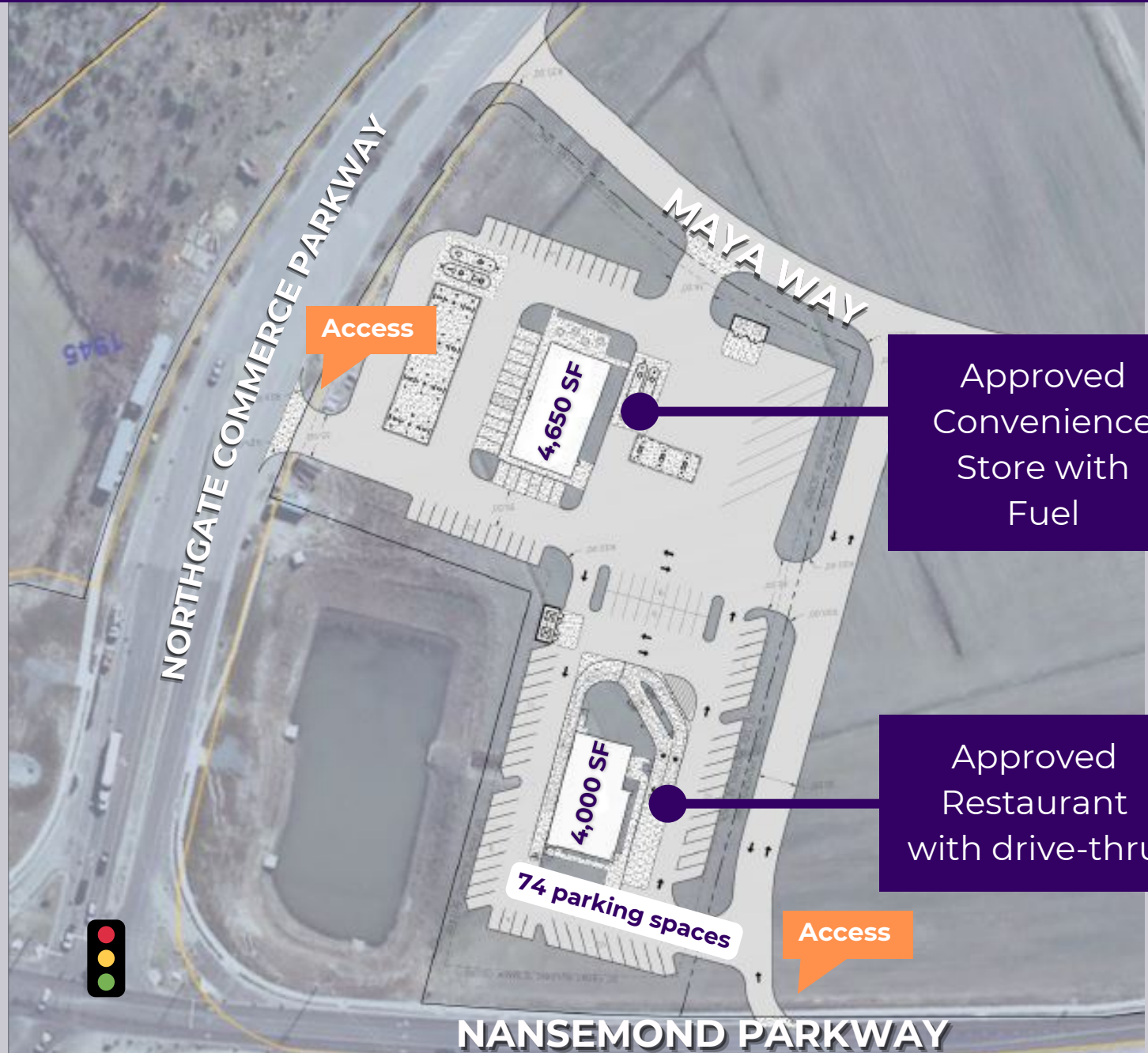




# A P P R O V E D S I T E P L A N

## Other Permitted Uses


- Daycare
- Gym
- Golf /Tennis/Swim Club
- Medical Clinic
- Hotels & Motels
- School
- Auto Repair
- Bank
- Carwash
- Convenience store + Gas
- Department Store
- Restaurant
- Grocery Store
- Hardware Store
- Shopping Center




# DEMOGRAPHICS

Demographics	5 Min	10 Min	15 Min
Population	2,644	43,646	143,489
Households	884	15,985	54,699
MHI	\$101,845	\$93,649	\$76,085

**Household Consumer Spending**  
(Within 10 Minute Drive)



**\$48,526,043**  
Gas for Transportation



**\$74,471,804**  
Food Away From Home

