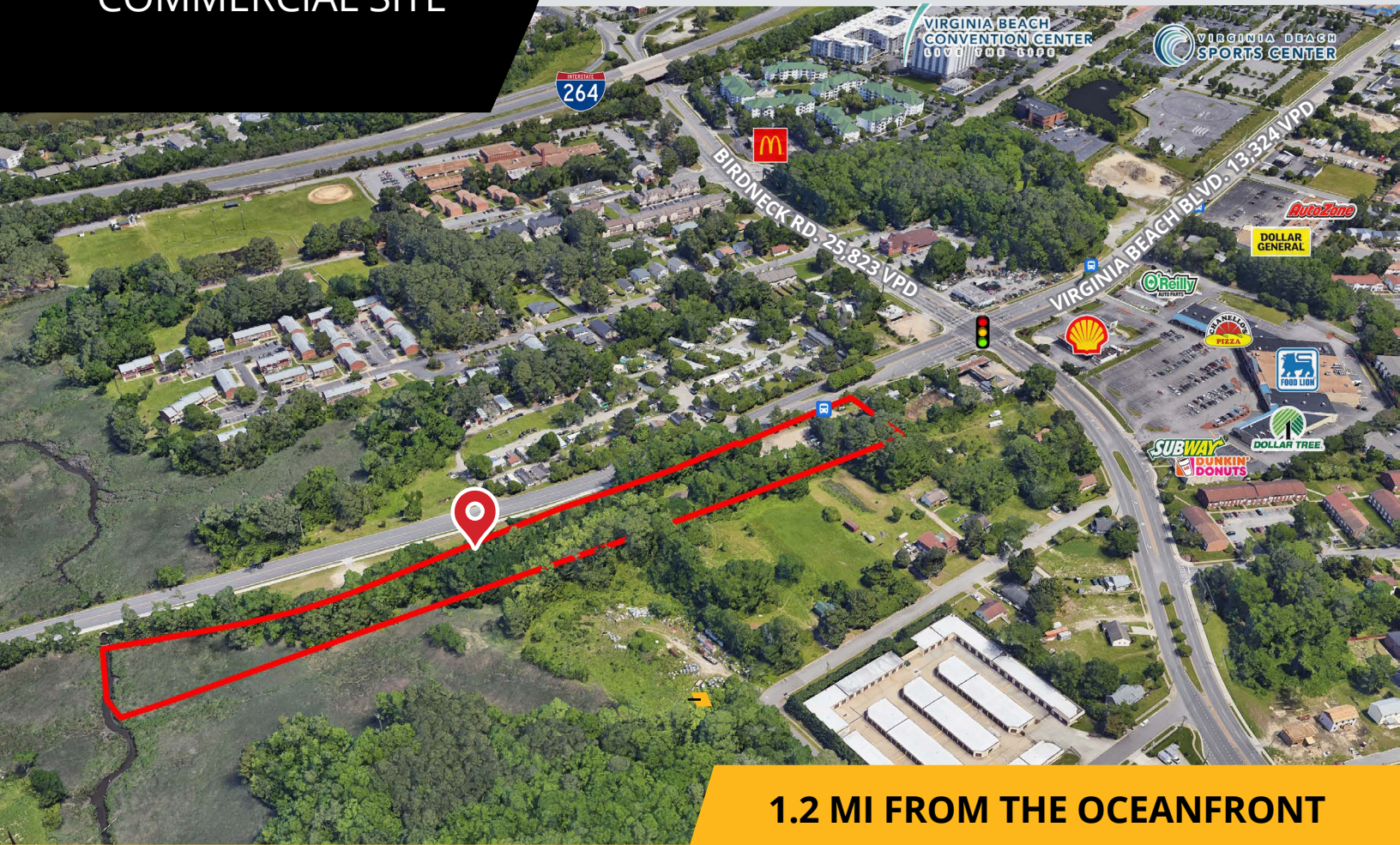


# FOR LEASE

## COMMERCIAL SITE

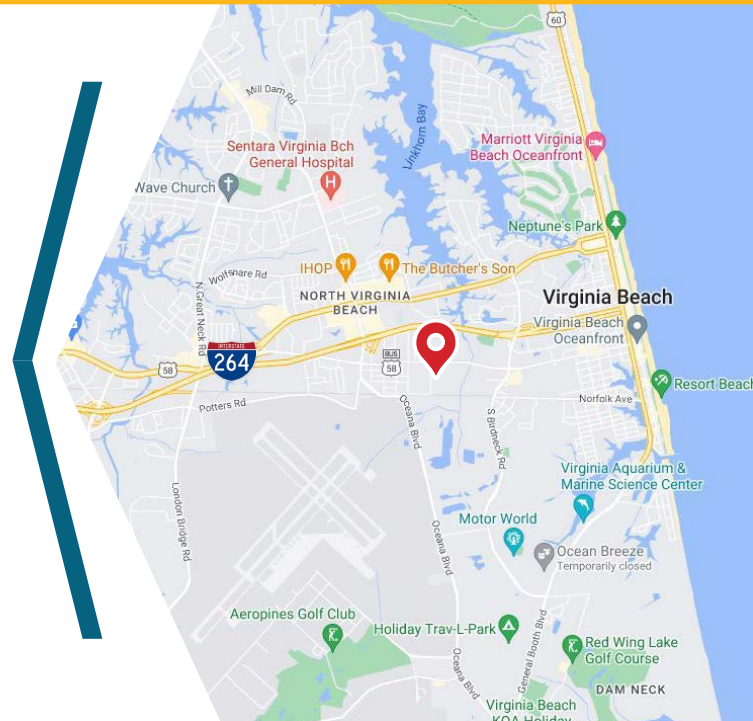
1129 Virginia Beach Blvd.  
Virginia Beach, VA 23451



1.2 MI FROM THE OCEANFRONT

## ABOUT PROPERTY

- ± 4.31 AC
- Near the intersection of Birdneck Road (25,823 VPD) & Virginia Beach Boulevard (13,424 VPD) (ESRI, 2023)
- Zoning: B-2
- APZ-1 & APZ-2
- LAND ASSESSMENT: \$936,400
- For LEASE: \$40,000/Year



For more information:  
AL CARMICHAEL  
757.640.8204  
AICarmichael@HarveyLindsay.com

BOB CARTER  
Carter Godbout Associates  
757.434.4393  
Bob@CarterGodboutAssociates.com

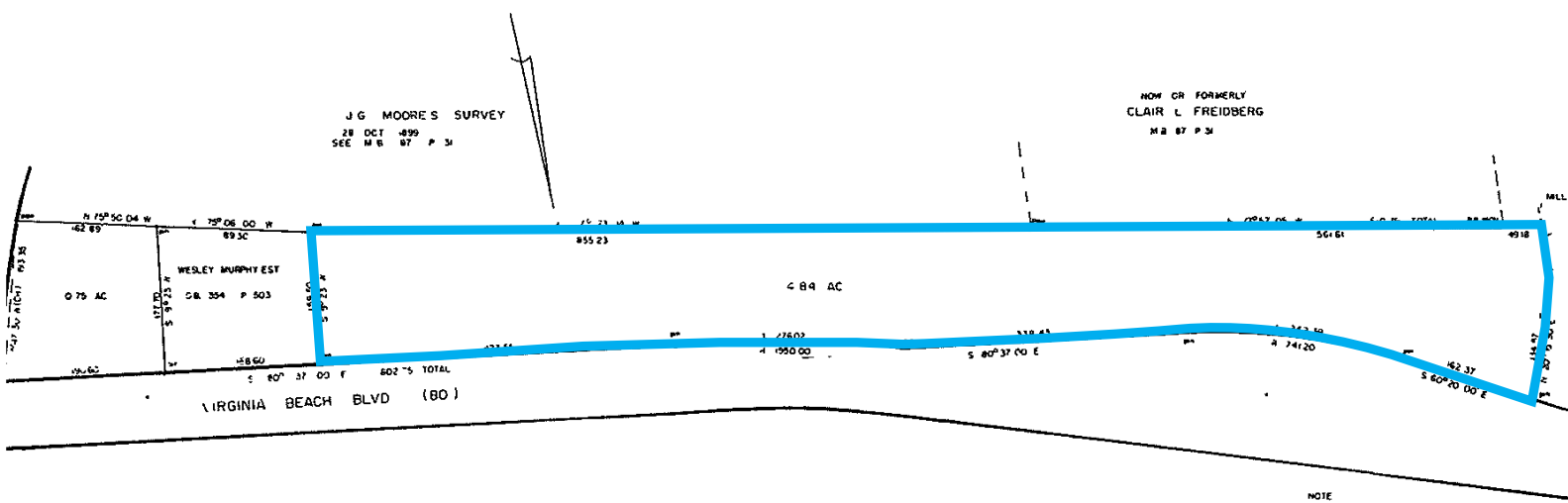
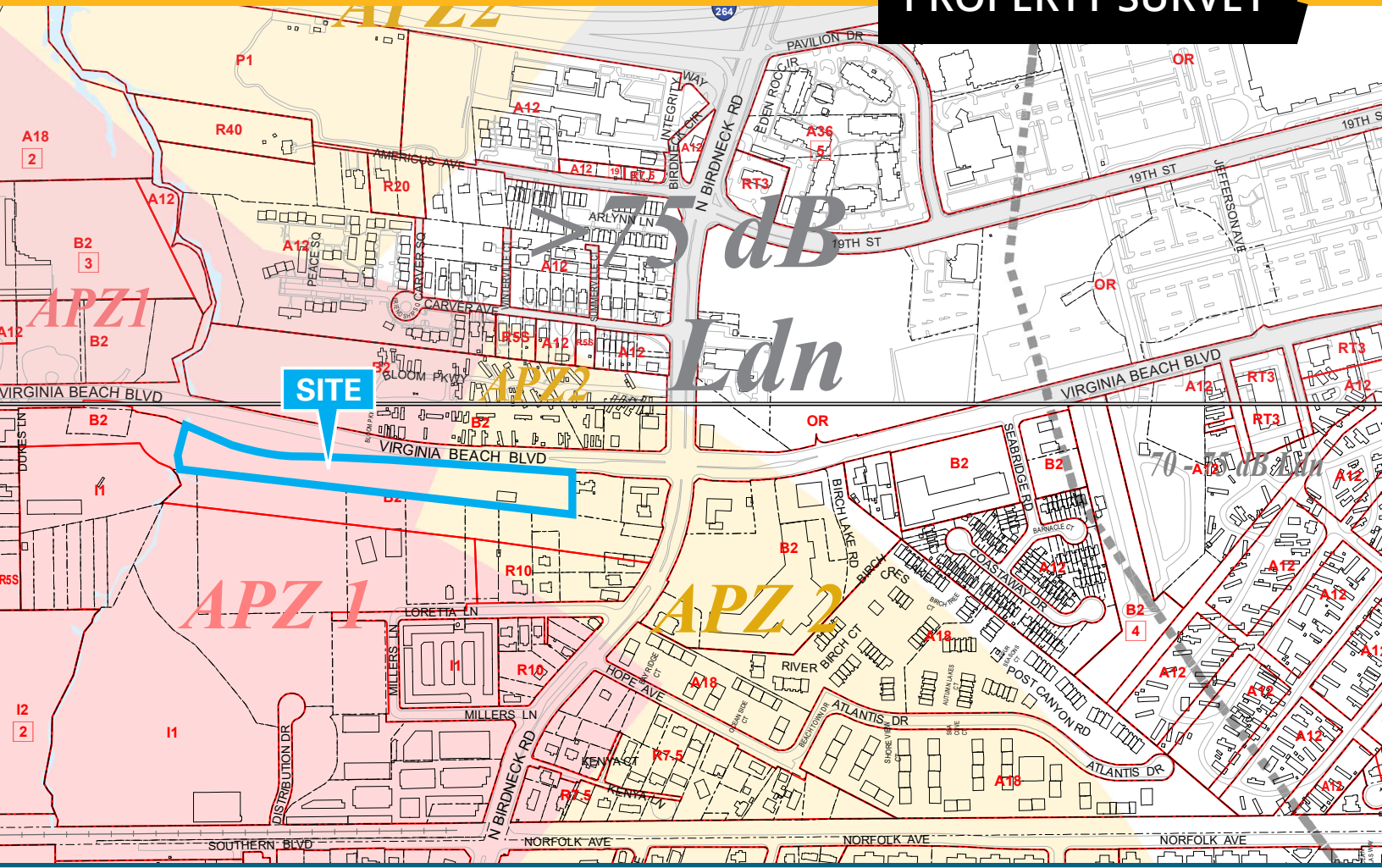
999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700  
www.HarveyLindsay.com

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



# 1129 Virginia Beach Blvd., Virginia Beach, VA

# AICUZ INFO PROPERTY SURVEY



J G MOORE'S SURVEY  
28 OCT -899  
SEE M B 87 P 34

NOW OR FORMERLY  
CLAIR L FREIDBERG  
M B 87 P 34

**SURVEY OF PROPERTY**

NOTE  
SEE STATE HIGHWAY PROJECT  
NO 74 M-1W-S REV SHEET 9810

For more information:  
AL CARMICHAEL  
757.640.8204  
AICarmichael@HarveyLindsay.com

BOB CARTER  
Carter Godbout Associates  
757.434.4393  
Bob@CarterGodboutAssociates.com

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700  
www.HarveyLindsay.com

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



August 25, 2023

Brittany Murphy  
1406 Larkview Drive  
Virginia Beach, VA. 23454

**RE: Wetland and CBPA Assessment of 1129 Virginia Beach Boulevard**

Dear Ms. Murphy,

MSA visited the approximately 4.84 acre property, Parcel 2417-45-5692 located at 1129 Virginia Beach Boulevard, Virginia Beach, VA. The site was assessed for the presence of wetlands based on the three wetland characteristics; vegetation, soils, and hydrology, using the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region. All three characteristics must be present for a location to be considered a wetland. The presence of Chesapeake Bay Preservation Act (CBPA) Resource Protection Area (RPA) buffers is determined by the limits of tidal wetlands and shores, non-tidal wetlands that under normal conditions are saturated to ground surface and connected by surface flow and contiguous to tidal wetlands adjacent to water bodies with perennial flow, and a 100' Resource Protection Buffer landward of these features.

The property currently contains an abandoned barn style building, but is otherwise vacant. The ground surface indicates prior earthworks and grading affecting the actual location of wetland features onsite. The limits of wetlands were generally defined by topography, and have been flagged in the field. The limits of tidal influence was noted, as well as the presence of an intermittent stream transitioning to a stormwater drainage of limited geomorphic characteristics.

The limits of CBPA is based on natural topography indicating the limits of the former topographic feature prior to alteration by earthworks. The intermittent stream appears within a defined relatively natural valley that is connected by surface flow and generally saturated to ground surface. Areas further east (upstream) appeared to be stormwater driven, with saturation less continuous in the drainage footprint, and therefore not subject to RPA buffers. Please see the attached exhibit for the proposed limits of wetlands and CBPA buffers onsite.

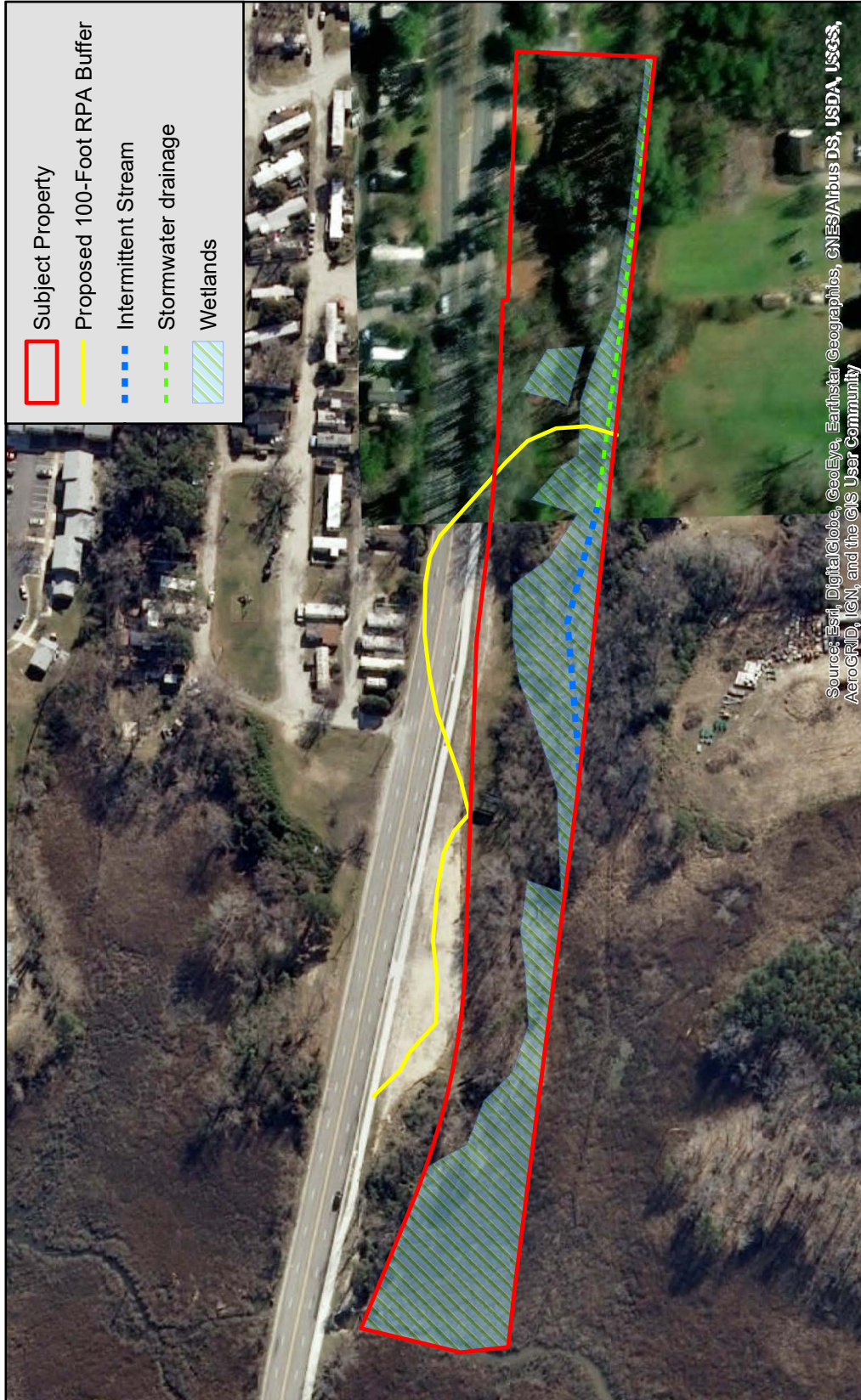
Please note that although the limits of wetlands was well defined in the field, this delineation has not been verified by the Corps of Engineers as of this time. Should any impacts to these wetland features be needed, permits must be obtained from the Corps of Engineers or Virginia DEQ. Also the limits of CBPA features on the property has not been evaluated by the City as of this time. This wetland assessment is the environmental professional's opinion based on site conditions at the time of evaluation. This considers such variables such as preceding rainfall and drought, prior site disturbances, or drainage alterations and their possible affect on those observations at the time of issuance of this letter. Significant future changes such as logging or reforestation, drainage improvements or impediments, changes in adjacent land use, or climate may alter the site condition over time from what was provided in this assessment. Additionally this assessment is given with the understanding that legal rulings and regulatory interpretations are subject to change and may affect what is classifiable as jurisdictional features / wetlands or waters and under which agency they are regulated.

Thank you for allowing me to assist you with this project. If you have any questions, please call me at (757) 490-9264.

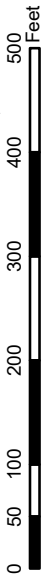
Sincerely;


Brian R. Owen, PWD  
Wetland Specialist





PRINCESS ANNE AND VIRGINIA BEACH, VA USGS Quadrangle Topographic Map



		5032 ROUSE DRIVE SUITE 200 VIRGINIA BEACH VIRGINIA 23462 757-490-9264 www.msonline.com	
		ENGINEERS   SCIENTISTS   SURVEYORS	MSA JOB # 23157
<b>WETLAND AND CBPA ASSESSMENT EXHIBIT</b>			
WETLAND AND CBPA DETERMINATION <b>1129 VIRGINIA BEACH BOULEVARD</b> VIRGINIA BEACH, VIRGINIA			



# DEMOGRAPHICS (ESRI, 2023)

1129 Virginia Beach Blvd., Virginia Beach, VA

## 1 MILE

## 3 MILES

## 5 MILES

### KEY FACTS

14,824

Population



2.1

Average Household Size

32.2

Median Age

\$58,429

Median Household Income

### KEY FACTS

52,630

Population



2.2

Average Household Size

35.8

Median Age

\$76,283

Median Household Income

### KEY FACTS

104,845

Population



2.3

Average Household Size

37.4

Median Age

\$81,661

Median Household Income

### EDUCATION

7%

No High School Diploma



22%  
High School Graduate



34%  
Some College



37%  
Bachelor's/Grad/Pr of Degree

### EDUCATION

4%

No High School Diploma



19%  
High School Graduate



31%  
Some College



46%  
Bachelor's/Grad/Pr of Degree

### EDUCATION

4%

No High School Diploma



20%  
High School Graduate



31%  
Some College



44%  
Bachelor's/Grad/Pr of Degree

### BUSINESS



666

Total Businesses



5,042

Total Employees

### BUSINESS



3,056

Total Businesses



31,061

Total Employees

### BUSINESS



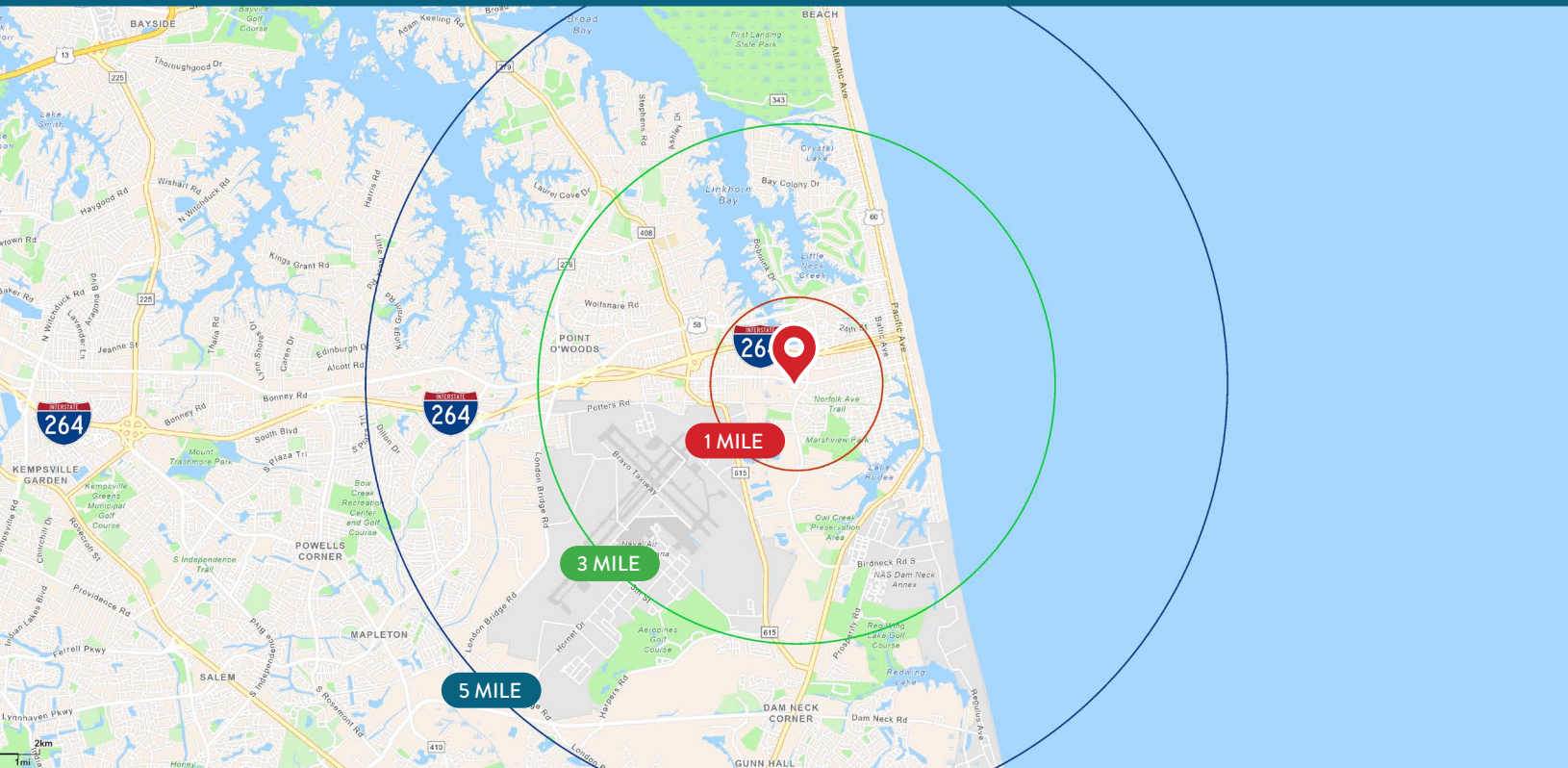
6,189

Total Businesses



70,308

Total Employees



For more information:

AL CARMICHAEL

757.640.8204

AlCarmichael@HarveyLindsay.com

BOB CARTER

Carter Godbout Associates

757.434.4393

Bob@CarterGodboutAssociates.com

999 Waterside Drive • Suite 1400

Norfolk, Virginia 23510

757-640-8700

www.HarveyLindsay.com

**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE