

# FOR SALE

2.13 ACRES - CARROLLTON BLVD & ASHBY WAY

Carrollton Blvd and Ashby Way | Carrollton, VA 23314



S.L. NUSBAUM  
REALTY CO.



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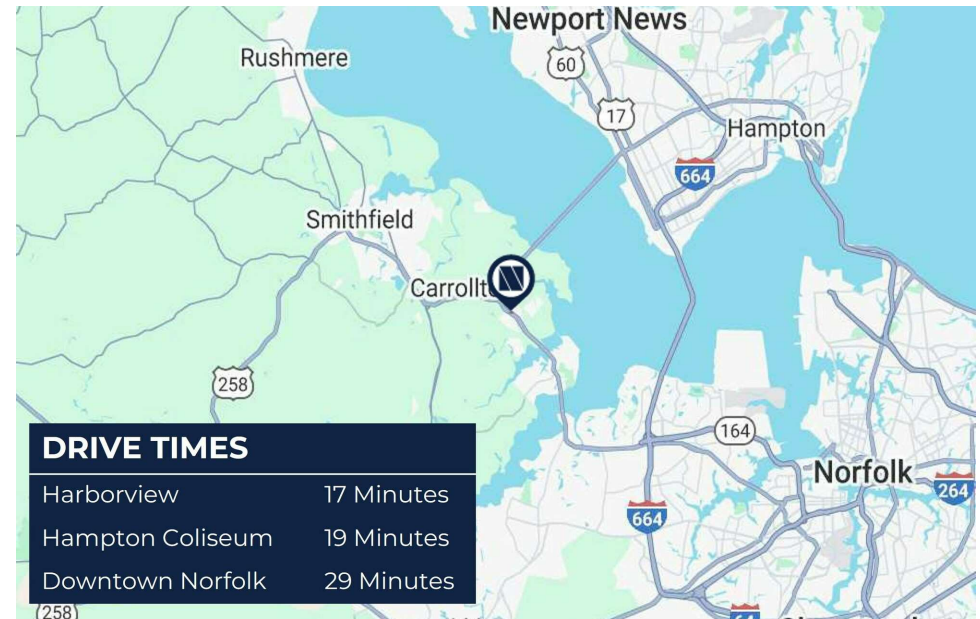
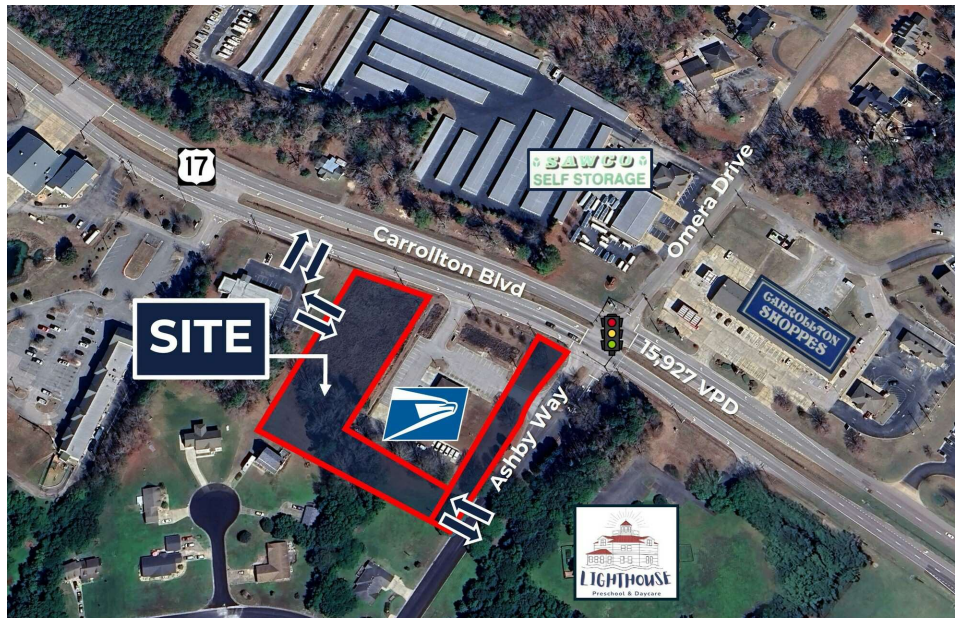
# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$680,000
Lot Size:	2.13 Acres
Zoning:	GC (General Commercial) & SR (Suburban Residential)
Traffic Count:	15,927

[Click here for GC \(Gen. Comm.\) Permitted Uses](#)

## PROPERTY OVERVIEW

Situated in the rapidly developing Carrollton area, this property offers excellent visibility and access from a signalized intersection. With its proximity to key amenities and major thoroughfares, the property is primed for development, promising high visibility and accessibility for future occupants.

## PROPERTY HIGHLIGHTS

- Strategic location at the signalized intersection of Carrollton Blvd and Ashby Way
- High visibility with multiple points of ingress/egress
- 179' of frontage on Carrollton Blvd (Route 17) with utilities to site
- .9 miles from Crossings at Bartlett Station (a new Publix-anchored center with 262 residential units)
- Approximately 1.71 acres usable, with a smaller .42-acre parcel fronting Ashby Way included for access
- Expected annual population growth of 1.8% within 1 mile
- Average household income of \$159,812 within 1 mile



# LOCATION MAP

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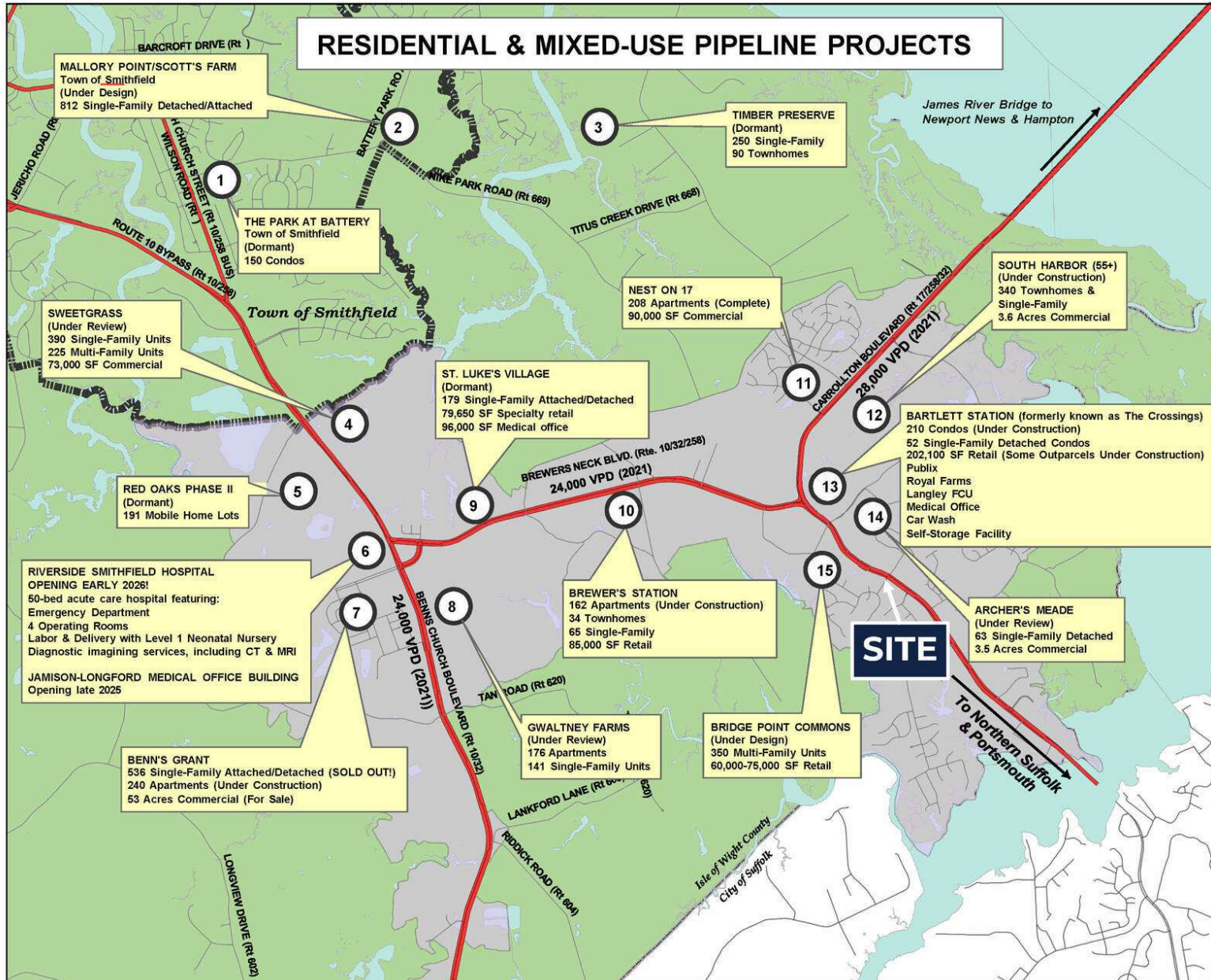
# PLANNED DEVELOPMENTS

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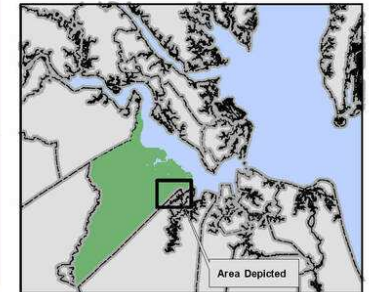
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## NEWPORT DEVELOPMENT SERVICE DISTRICT Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066

Median home value is \$351,400

Traffic Counts (2019): Average VPDs:

Route 17 = (29,000)  
Route 1032/258 = (25,000)  
Route 10 = (25,000)

In Close Proximity to:  
Smithfield = (1 mile)  
Northern Suffolk = (1 mile)  
Newport News = (5 miles)  
Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles).

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



**ISLE OF WIGHT**  
COUNTY, VIRGINIA

For more information, contact:  
Isle of Wight Economic Development  
(757) 356-1962  
[www.insidetheisle.com](http://www.insidetheisle.com)

October 2023

# SITE PLANS

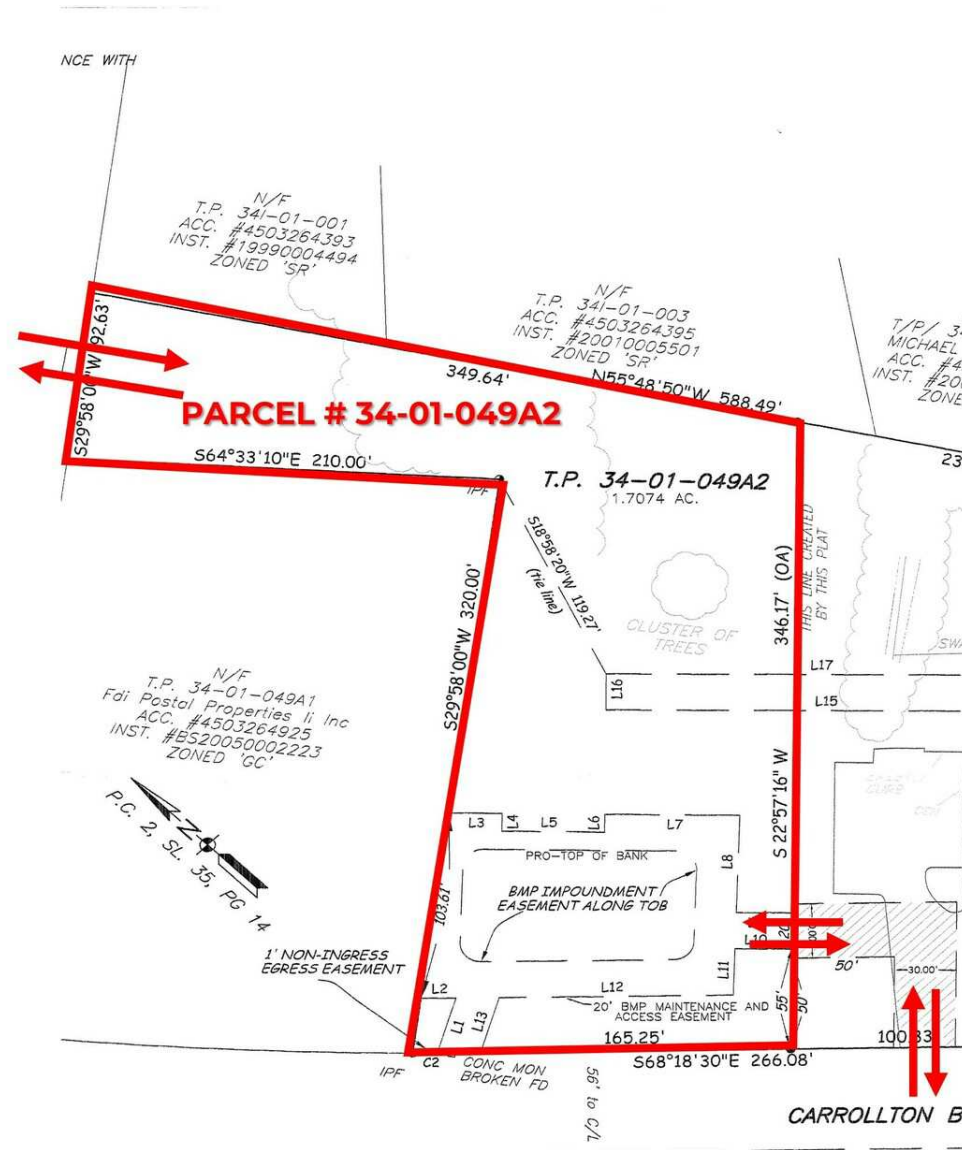
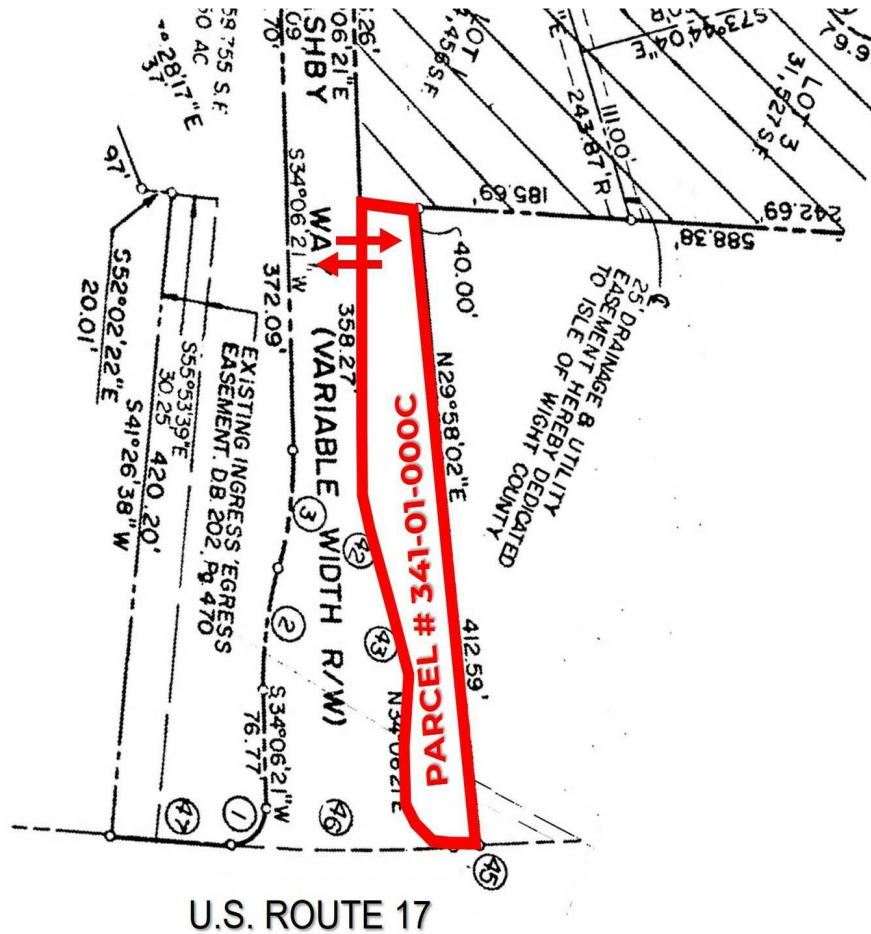
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# DEMOGRAPHICS MAP & REPORT

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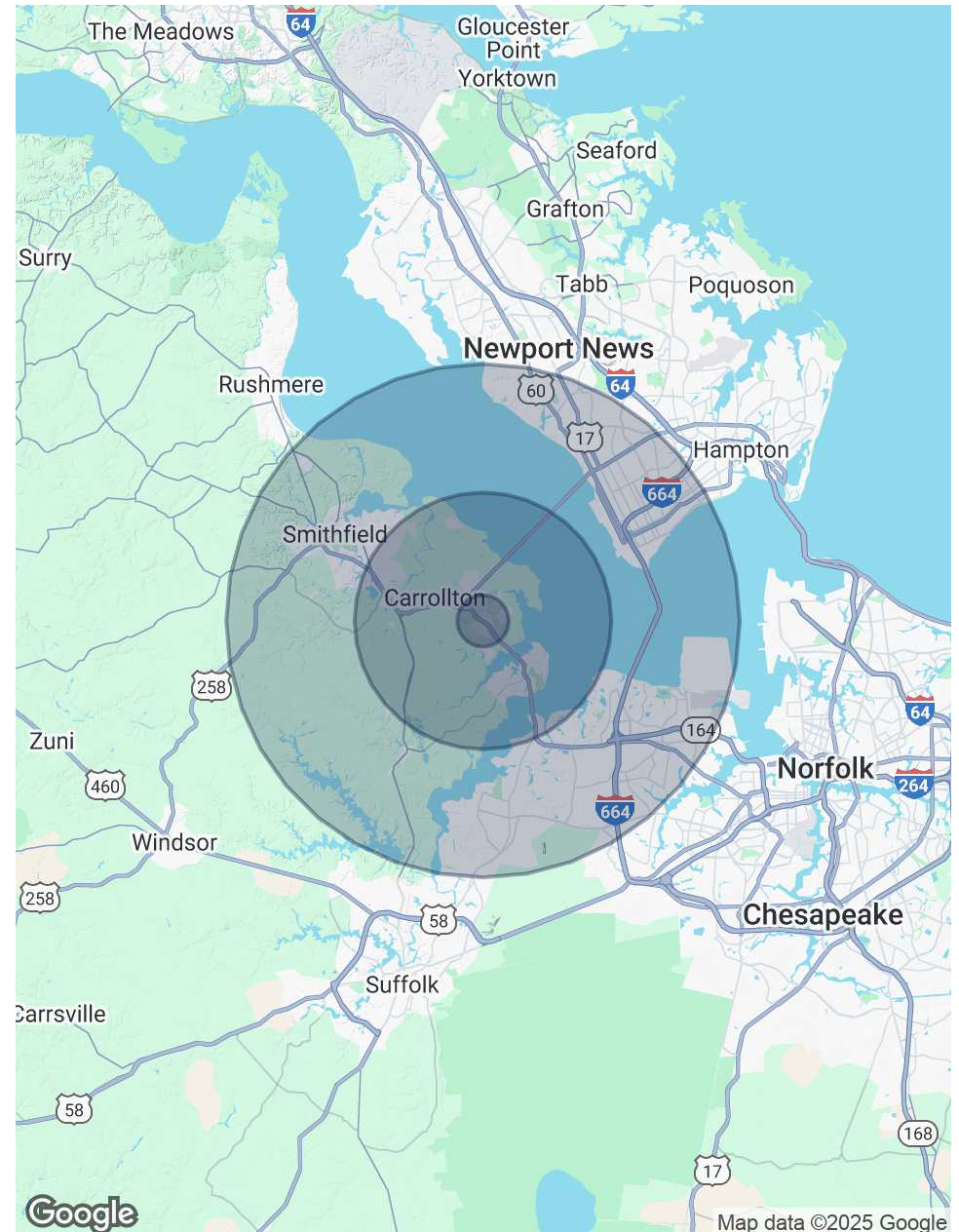
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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	879	7,445	83,696
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$159,812	\$156,814	\$103,764
Average House Value	\$487,452	\$496,052	\$358,923

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2024	2,350	19,064	206,687
Projected Population 2029	3,118	23,840	215,338
Annual Growth 2024-2029	1.8%	1.9%	0.8%
Median Age	44.1	44.8	38.2





# CONTACT INFORMATION

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