

## Property Features

- Targeted in comprehensive plan for commercial and residential uses
- All utilities along the roads bordering the property
- 25,000 VPD
- Average Household Income (3 miles): \$91,941
- Parcel 1: +/-20 acre office/retail site
  - \$2,500,000 (\$125,000/acre) Price Negotiable
  - +/-1,350' road frontage
- Parcel 4: 2-6 acres
  - \$450,000/acre
  - Adjacent to Tractor Supply
  - Frontage on Route 10
- Parcel 5: 1-3 acres
  - \$600,000/acre
  - NW corner Rt. 10 & Turner Drive
  - Frontage on Route 10 & Turner Drive

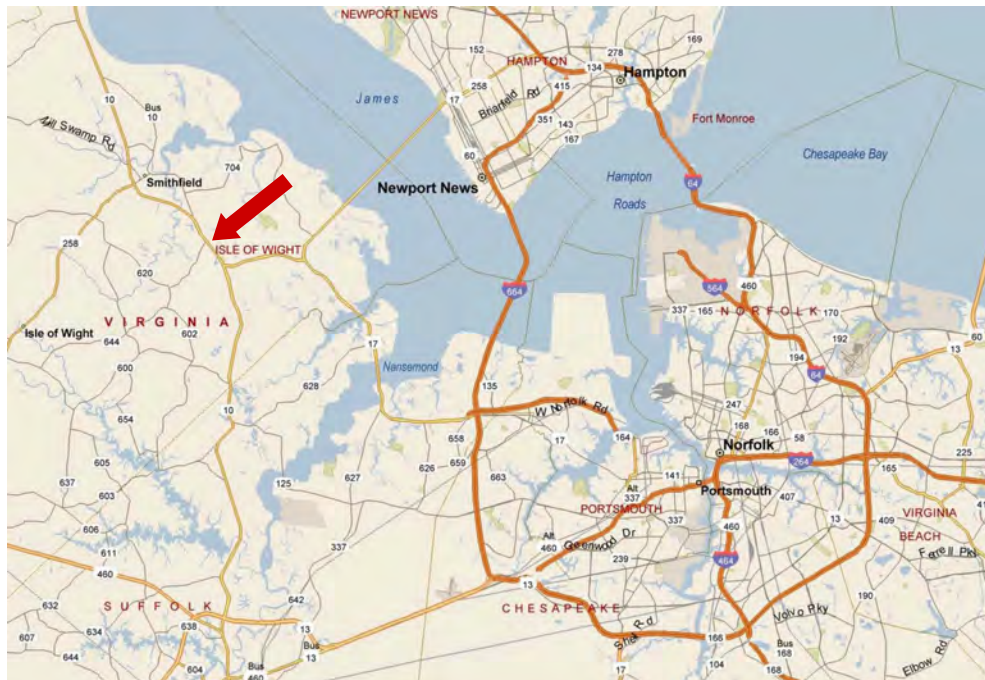
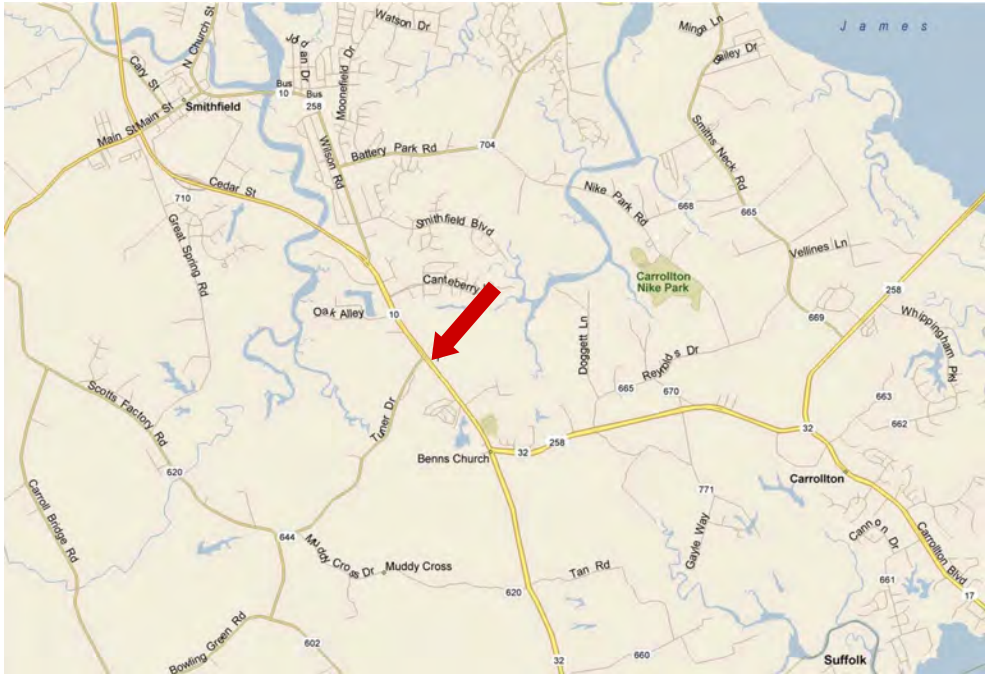
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**LAND FOR SALE**  
**Benns Church Boulevard**  
Isle of Wight, VA 23430



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# LAND FOR SALE

## Benns Church Boulevard

Isle of Wight, VA 23430

Virginia Department of Transportation  
Traffic Engineering Division  
2018  
Annual Average Daily Traffic Volume Estimates By Section of Route  
Isle of Wight Maintenance Area

| Route  |                         | Jurisdiction                   | Length | AADT  | QA | 4Tire | Bus | Truck |        |        |        | QC | K Factor | QK | Dir Factor | AAWDT | QW |
|--------|-------------------------|--------------------------------|--------|-------|----|-------|-----|-------|--------|--------|--------|----|----------|----|------------|-------|----|
|        |                         |                                |        |       |    |       |     | 2Axle | 3+Axle | 1Trail | 2Trail |    |          |    |            |       |    |
| 10     | Old Stage Hwy           | Isle of Wight County           | 4.12   | 7100  | G  | 93%   | 0%  | 1%    | 1%     | 5%     | 0%     | F  | 0.102    | F  | 0.501      | 7200  | G  |
| 10     |                         | Isle of Wight County           | 2.96   | 7500  | G  | 96%   | 1%  | 1%    | 1%     | 2%     | 0%     | C  | 0.12     | F  | 0.577      | 7600  | G  |
| 10     |                         | Town of Smithfield (Maint: 46) | 0.78   | 9600  | G  | 96%   | 1%  | 1%    | 1%     | 2%     | 0%     | F  | 0.088    | F  | 0.512      | 9800  | G  |
| 10     | 258                     | Town of Smithfield (Maint: 46) | 2.30   | 19000 | G  | 96%   | 1%  | 1%    | 1%     | 2%     | 0%     | C  | 0.087    | F  | 0.516      | 19000 | G  |
| 10     | 258 Benns Church Blvd   | Town of Smithfield (Maint: 46) | 0.31   | 28000 | G  | 95%   | 1%  | 1%    | 2%     | 2%     | 0%     | F  | 0.089    | F  | 0.544      | 28000 | G  |
| 10     | 258 Benns Church Blvd   | Town of Smithfield (Maint: 46) | 0.65   | 23000 | G  | 95%   | 1%  | 1%    | 2%     | 2%     | 0%     | F  | 0.085    | F  | 0.558      | 24000 | G  |
| 10     | 258 Benns Church Blvd   | Isle of Wight County           | 1.00   | 25000 | G  | 95%   | 1%  | 1%    | 2%     | 2%     | 0%     | F  | 0.001    | F  | 0.549      | 26000 | G  |
| 10     | 32 Benns Church Blvd    | Isle of Wight County           | 4.15   | 11000 | G  | 93%   | 1%  | 1%    | 3%     | 2%     | 0%     | C  | 0.101    | F  | 0.64       | 11000 | G  |
| Bus 10 | Bus 258 South Church St | Town of Smithfield (Maint: 46) | 0.85   | 14000 | G  | 99%   | 0%  | 0%    | 0%     | 0%     | 0%     | F  | 0.108    | F  | 0.551      | 14000 | G  |
| Bus 10 | Bus 258 South Church St | Town of Smithfield (Maint: 46) | 0.79   | 10000 | G  | 99%   | 0%  | 0%    | 0%     | 0%     | 0%     | C  | 0.121    | F  | 0.503      | 11000 | G  |
| Bus 10 | Bus 258 Church St       | Town of Smithfield (Maint: 46) | 0.79   | 13000 | G  | 99%   | 0%  | 0%    | 0%     | 0%     | 0%     | F  | NA       |    |            | 14000 | G  |
| Bus 10 | North Church St         | Town of Smithfield (Maint: 46) | 0.85   | 6400  | G  | 99%   | 0%  | 0%    | 0%     | 0%     | 0%     | C  | 0.123    | F  | 0.513      | 6500  | G  |
| Bus 10 | North Church St         | Town of Smithfield (Maint: 46) | 0.43   | 5600  | G  | 99%   | 0%  | 0%    | 0%     | 0%     | 0%     | F  | 0.116    | F  | 0.650      | 5700  | G  |
| Bus 10 | West Main St            | Isle of Wight County           | 0.76   | 3800  | G  | 97%   | 1%  | 1%    | 0%     | 0%     | 0%     | F  | 0.112    | F  | 0.546      | 3800  | G  |
| Bus 10 | West Main St            | Isle of Wight County           | 2.16   | 1500  | G  | 97%   | 1%  | 1%    | 0%     | 0%     | 0%     | C  | 0.110    | F  | 0.63       | 1500  | G  |
| 17     | Carrolton Blvd          | Isle of Wight County           | 2.43   | 15000 | G  | 98%   | 0%  | 0%    | 1%     | 1%     | 0%     | F  | 0.092    | F  | 0.518      | 16000 | G  |

6/26/2013

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## FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections  
Calculated using Proportional Block Groups

Lat/Lon: 36.9497/-76.5977



| Route 10 & Turner Drive |  | RF1         |             |             |
|-------------------------|--|-------------|-------------|-------------|
| Smithfield, VA 23430    |  | 1 mi radius | 3 mi radius | 5 mi radius |
| POPULATION              | 2013 Estimated Population                  | 1,006       | 10,922      | 19,936      |
|                         | 2018 Projected Population                  | 1,070       | 11,611      | 21,199      |
|                         | 2010 Census Population                     | 978         | 10,613      | 19,371      |
|                         | 2000 Census Population                     | 761         | 8,227       | 15,211      |
|                         | Projected Annual Growth 2013 to 2018       | 1.3%        | 1.3%        | 1.3%        |
|                         | Historical Annual Growth 2000 to 2013      | 2.5%        | 2.5%        | 2.4%        |
| HOUSEHOLDS              | 2013 Estimated Households                  | 381         | 4,227       | 7,844       |
|                         | 2018 Projected Households                  | 408         | 4,531       | 8,407       |
|                         | 2010 Census Households                     | 365         | 4,059       | 7,532       |
|                         | 2000 Census Households                     | 277         | 3,064       | 5,752       |
|                         | Projected Annual Growth 2013 to 2018       | 1.4%        | 1.4%        | 1.4%        |
|                         | Historical Annual Growth 2000 to 2013      | 2.9%        | 2.9%        | 2.8%        |
| AGE                     | 2013 Est. Population Under 10 Years        | 12.1%       | 11.1%       | 11.0%       |
|                         | 2013 Est. Population 10 to 19 Years        | 14.2%       | 13.3%       | 13.1%       |
|                         | 2013 Est. Population 20 to 29 Years        | 9.1%        | 9.7%        | 10.2%       |
|                         | 2013 Est. Population 30 to 44 Years        | 17.8%       | 16.8%       | 16.6%       |
|                         | 2013 Est. Population 45 to 59 Years        | 24.8%       | 25.3%       | 25.3%       |
|                         | 2013 Est. Population 60 to 74 Years        | 16.9%       | 16.8%       | 17.0%       |
|                         | 2013 Est. Population 75 Years or Over      | 5.1%        | 7.0%        | 6.7%        |
|                         | 2013 Est. Median Age                       | 41.9        | 43.2        | 43.1        |
| MARITAL STATUS & GENDER | 2013 Est. Male Population                  | 48.6%       | 48.5%       | 48.6%       |
|                         | 2013 Est. Female Population                | 51.4%       | 51.5%       | 51.4%       |
|                         | 2013 Est. Never Married                    | 22.5%       | 20.6%       | 21.4%       |
|                         | 2013 Est. Now Married                      | 64.7%       | 63.0%       | 60.5%       |
|                         | 2013 Est. Separated or Divorced            | 9.8%        | 11.1%       | 12.1%       |
|                         | 2013 Est. Widowed                          | 3.1%        | 5.4%        | 6.0%        |
| INCOME                  | 2013 Est. HH Income \$200,000 or More      | 4.7%        | 6.7%        | 6.2%        |
|                         | 2013 Est. HH Income \$150,000 to \$199,999 | 13.9%       | 11.2%       | 9.8%        |
|                         | 2013 Est. HH Income \$100,000 to \$149,999 | 22.0%       | 19.7%       | 18.1%       |
|                         | 2013 Est. HH Income \$75,000 to \$99,999   | 17.4%       | 14.3%       | 13.6%       |
|                         | 2013 Est. HH Income \$50,000 to \$74,999   | 19.0%       | 19.7%       | 20.2%       |
|                         | 2013 Est. HH Income \$35,000 to \$49,999   | 4.6%        | 7.9%        | 9.0%        |
|                         | 2013 Est. HH Income \$25,000 to \$34,999   | 4.3%        | 5.0%        | 6.4%        |
|                         | 2013 Est. HH Income \$15,000 to \$24,999   | 1.9%        | 5.1%        | 6.3%        |
|                         | 2013 Est. HH Income Under \$15,000         | 12.2%       | 10.3%       | 10.3%       |
|                         | 2013 Est. Average Household Income         | \$94,055    | \$91,941    | \$86,414    |
|                         | 2013 Est. Median Household Income          | \$82,872    | \$80,980    | \$75,979    |
|                         | 2013 Est. Per Capita Income                | \$35,603    | \$35,673    | \$34,063    |
|                         | 2013 Est. Total Businesses                 | 44          | 373         | 680         |
|                         | 2013 Est. Total Employees                  | 734         | 4,536       | 6,648       |

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| Route 10 & Turner Drive           |  | RF1         |             |             |
|-----------------------------------|--|-------------|-------------|-------------|
| Smithfield, VA 23430              |  | 1 mi radius | 3 mi radius | 5 mi radius |
| RACE                              | 2013 Est. White                                  | 66.2%       | 75.0%       | 72.1%       |
|                                   | 2013 Est. Black                                  | 28.7%       | 20.8%       | 24.0%       |
|                                   | 2013 Est. Asian or Pacific Islander              | 1.4%        | 1.1%        | 1.1%        |
|                                   | 2013 Est. American Indian or Alaska Native       | 0.4%        | 0.4%        | 0.4%        |
|                                   | 2013 Est. Other Races                            | 3.3%        | 2.7%        | 2.5%        |
| HISPANIC                          | 2013 Est. Hispanic Population                    | 33          | 295         | 487         |
|                                   | 2013 Est. Hispanic Population                    | 3.3%        | 2.7%        | 2.4%        |
|                                   | 2018 Proj. Hispanic Population                   | 3.6%        | 3.0%        | 2.7%        |
|                                   | 2010 Hispanic Population                         | 2.8%        | 2.3%        | 2.1%        |
| EDUCATION<br>(Adults 25 or Older) | 2013 Est. Adult Population (25 Years or Over)    | 694         | 7,589       | 13,910      |
|                                   | 2013 Est. Elementary (Grade Level 0 to 8)        | 3.6%        | 3.9%        | 4.2%        |
|                                   | 2013 Est. Some High School (Grade Level 9 to 11) | 5.9%        | 6.2%        | 7.7%        |
|                                   | 2013 Est. High School Graduate                   | 19.7%       | 23.0%       | 25.2%       |
|                                   | 2013 Est. Some College                           | 21.9%       | 23.8%       | 23.5%       |
|                                   | 2013 Est. Associate Degree Only                  | 15.0%       | 10.8%       | 9.6%        |
|                                   | 2013 Est. Bachelor Degree Only                   | 22.9%       | 21.1%       | 19.5%       |
|                                   | 2013 Est. Graduate Degree                        | 11.0%       | 11.2%       | 10.2%       |
| HOUSING                           | 2013 Est. Total Housing Units                    | 391         | 4,373       | 8,180       |
|                                   | 2013 Est. Owner-Occupied                         | 82.0%       | 79.6%       | 76.0%       |
|                                   | 2013 Est. Renter-Occupied                        | 15.3%       | 17.1%       | 19.8%       |
|                                   | 2013 Est. Vacant Housing                         | 2.7%        | 3.3%        | 4.1%        |
| HOMES BUILT BY YEAR               | 2010 Homes Built 2005 or later                   | 15.6%       | 11.3%       | 12.9%       |
|                                   | 2010 Homes Built 2000 to 2004                    | 8.1%        | 12.1%       | 11.3%       |
|                                   | 2010 Homes Built 1990 to 1999                    | 24.8%       | 23.9%       | 20.4%       |
|                                   | 2010 Homes Built 1980 to 1989                    | 19.2%       | 17.1%       | 17.7%       |
|                                   | 2010 Homes Built 1970 to 1979                    | 15.3%       | 12.8%       | 13.1%       |
|                                   | 2010 Homes Built 1960 to 1969                    | 5.4%        | 8.5%        | 8.5%        |
|                                   | 2010 Homes Built 1950 to 1959                    | 5.1%        | 6.9%        | 7.6%        |
|                                   | 2010 Homes Built Before 1949                     | 6.4%        | 7.5%        | 8.5%        |
| HOME VALUES                       | 2010 Home Value \$1,000,000 or More              | 0.8%        | 1.0%        | 1.2%        |
|                                   | 2010 Home Value \$500,000 to \$999,999           | 11.7%       | 12.4%       | 12.4%       |
|                                   | 2010 Home Value \$400,000 to \$499,999           | 8.8%        | 9.4%        | 9.4%        |
|                                   | 2010 Home Value \$300,000 to \$399,999           | 27.1%       | 26.5%       | 23.3%       |
|                                   | 2010 Home Value \$200,000 to \$299,999           | 22.4%       | 25.6%       | 27.6%       |
|                                   | 2010 Home Value \$150,000 to \$199,999           | 5.9%        | 7.9%        | 7.6%        |
|                                   | 2010 Home Value \$100,000 to \$149,999           | 8.5%        | 6.6%        | 6.7%        |
|                                   | 2010 Home Value \$50,000 to \$99,999             | 5.2%        | 3.8%        | 3.7%        |
|                                   | 2010 Home Value \$25,000 to \$49,999             | 2.5%        | 1.9%        | 2.0%        |
|                                   | 2010 Home Value Under \$25,000                   | 7.1%        | 4.9%        | 6.1%        |
|                                   | 2010 Median Home Value                           | \$275,608   | \$286,130   | \$279,695   |
|                                   | 2010 Median Rent                                 | \$618       | \$685       | \$635       |

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|-------------------------|--|-------------|-------------|-------------|
| Smithfield, VA 23430    |  |             |             |             |
| LABOR FORCE             | 2013 Est. Labor Population Age 16 Years or Over    | 792         | 8,682       | 15,957      |
|                         | 2013 Est. Civilian Employed                        | 63.5%       | 64.7%       | 62.8%       |
|                         | 2013 Est. Civilian Unemployed                      | 2.5%        | 3.0%        | 3.1%        |
|                         | 2013 Est. in Armed Forces                          | 1.4%        | 1.6%        | 1.9%        |
|                         | 2013 Est. not in Labor Force                       | 32.6%       | 30.8%       | 32.2%       |
|                         | 2013 Labor Force Males                             | 47.6%       | 48.2%       | 48.1%       |
|                         | 2013 Labor Force Females                           | 52.4%       | 51.8%       | 51.9%       |
| OCCUPATION              | 2010 Occupation: Population Age 16 Years or Over   | 480         | 5,191       | 9,400       |
|                         | 2010 Mgmt, Business, & Financial Operations        | 14.6%       | 17.1%       | 17.0%       |
|                         | 2010 Professional, Related                         | 32.8%       | 28.1%       | 25.3%       |
|                         | 2010 Service                                       | 13.7%       | 15.6%       | 15.9%       |
|                         | 2010 Sales, Office                                 | 25.8%       | 21.9%       | 22.1%       |
|                         | 2010 Farming, Fishing, Forestry                    | 1.5%        | 0.4%        | 0.3%        |
|                         | 2010 Construction, Extraction, Maintenance         | 4.9%        | 8.3%        | 9.4%        |
|                         | 2010 Production, Transport, Material Moving        | 6.7%        | 8.5%        | 10.0%       |
|                         | 2010 White Collar Workers                          | 73.2%       | 67.2%       | 64.4%       |
|                         | 2010 Blue Collar Workers                           | 26.8%       | 32.8%       | 35.6%       |
| TRANSPORTATION TO WORK  | 2010 Drive to Work Alone                           | 87.5%       | 87.0%       | 84.8%       |
|                         | 2010 Drive to Work in Carpool                      | 6.7%        | 5.8%        | 6.9%        |
|                         | 2010 Travel to Work by Public Transportation       | 0.7%        | 0.9%        | 0.9%        |
|                         | 2010 Drive to Work on Motorcycle                   | -           | -           | -           |
|                         | 2010 Walk or Bicycle to Work                       | 2.4%        | 2.1%        | 2.9%        |
|                         | 2010 Other Means                                   | 0.1%        | 0.9%        | 0.7%        |
|                         | 2010 Work at Home                                  | 2.6%        | 3.4%        | 3.7%        |
| TRAVEL TIME             | 2010 Travel to Work in 14 Minutes or Less          | 21.8%       | 21.2%       | 22.4%       |
|                         | 2010 Travel to Work in 15 to 29 Minutes            | 32.1%       | 30.1%       | 31.8%       |
|                         | 2010 Travel to Work in 30 to 59 Minutes            | 43.1%       | 43.0%       | 40.2%       |
|                         | 2010 Travel to Work in 60 Minutes or More          | 3.1%        | 5.6%        | 5.7%        |
|                         | 2010 Average Travel Time to Work                   | 27.9        | 28.0        | 25.9        |
| CONSUMER EXPENDITURE    | 2013 Est. Total Household Expenditure              | \$25.9 M    | \$282 M     | \$500 M     |
|                         | 2013 Est. Apparel                                  | \$1.26 M    | \$13.6 M    | \$24.1 M    |
|                         | 2013 Est. Contributions, Gifts                     | \$1.84 M    | \$20.0 M    | \$34.9 M    |
|                         | 2013 Est. Education, Reading                       | \$800 K     | \$8.57 M    | \$14.9 M    |
|                         | 2013 Est. Entertainment                            | \$1.47 M    | \$15.9 M    | \$28.2 M    |
|                         | 2013 Est. Food, Beverages, Tobacco                 | \$3.99 M    | \$43.4 M    | \$77.4 M    |
|                         | 2013 Est. Furnishings, Equipment                   | \$1.19 M    | \$12.8 M    | \$22.6 M    |
|                         | 2013 Est. Health Care, Insurance                   | \$1.77 M    | \$19.4 M    | \$34.6 M    |
|                         | 2013 Est. Household Operations, Shelter, Utilities | \$7.77 M    | \$84.4 M    | \$150 M     |
|                         | 2013 Est. Miscellaneous Expenses                   | \$417 K     | \$4.54 M    | \$8.08 M    |
|                         | 2013 Est. Personal Care                            | \$371 K     | \$4.03 M    | \$7.16 M    |
|                         | 2013 Est. Transportation                           | \$5.08 M    | \$55.1 M    | \$98.0 M    |

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