

FOR SALE

PAD READY SITES



S.L. NUSBAUM
REALTY CO.



THE STRAND | PADS B & C

Doug Aronson

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3244 Holland Road
Virginia Beach, VA 23453

THE STRAND

INVESTMENT HIGHLIGHTS

- +/- 1.648 AC
- Utilities stubbed to the site
- Stormwater Management System in place
- Can accommodate up to +/- 17,000 SF building or two +/- 8,700 SF buildings
- B-2 zoning (various retail/office uses)



PADS B & C
PRICE: \$999,000

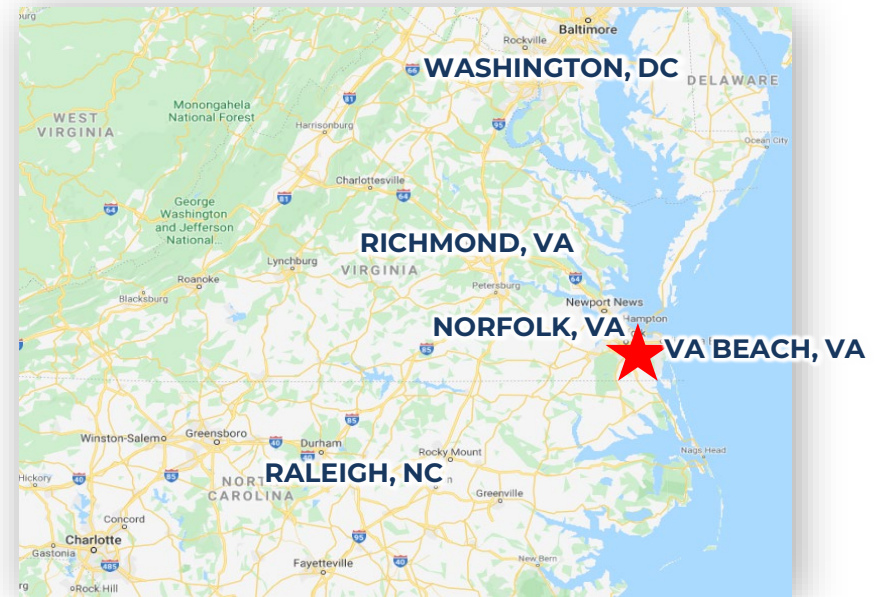


AERIAL MAP

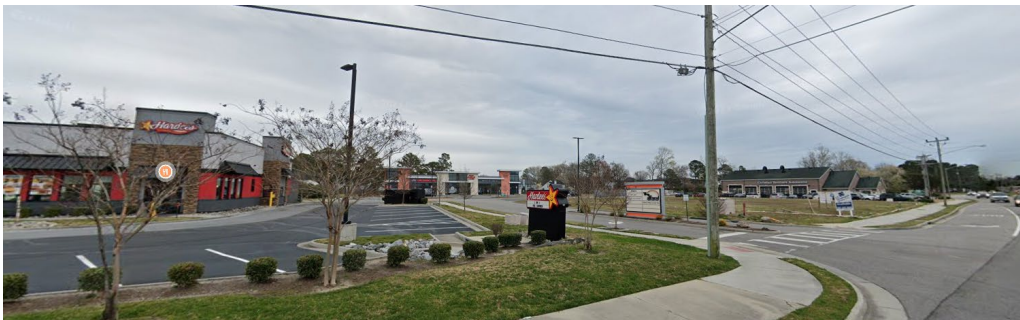


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Total	17,560	100,389	237,408
2029 Projected	17,388	98,747	235,053
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Total	6,387	37,478	90,341
2029 Projected	6,438	37,539	91,045
AVG HH INCOME	1 MILE	3 MILE	5 MILE
2024 Total	\$103,291	\$103,300	\$111,918
2029 Projected	\$119,681	\$119,307	\$128,681



LOCATION	DISTANCE	DRIVING TIME
Richmond, VA	107 miles	1 hour : 30 minutes
Washington, DC	209 miles	3 hours : 30 minutes
Raleigh, NC	202 miles	3 hours



THE TEAM



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5

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