

# FOR SALE | GL | BTS

DEVELOPMENT OUTPARCEL

3264 Holland Rd | Virginia Beach, VA 23453



S.L. NUSBAUM  
REALTY CO.



## MARTIN MURDEN

Partner | Commercial Brokerage  
O. 757.640.2265  
C. 757.333.1523  
mmurden@slnusbaum.com

## DOUGLAS O. TICE, III, CCIM

Senior Vice President  
O. 804.944.9273  
C. 804.690.5573  
dtice@slnusbaum.com

## NATHAN SHOR

Senior Vice President | Partner  
O. 804.944.2399  
C. 804.539.7404  
nshor@slnusbaum.com

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



# PROPERTY SUMMARY

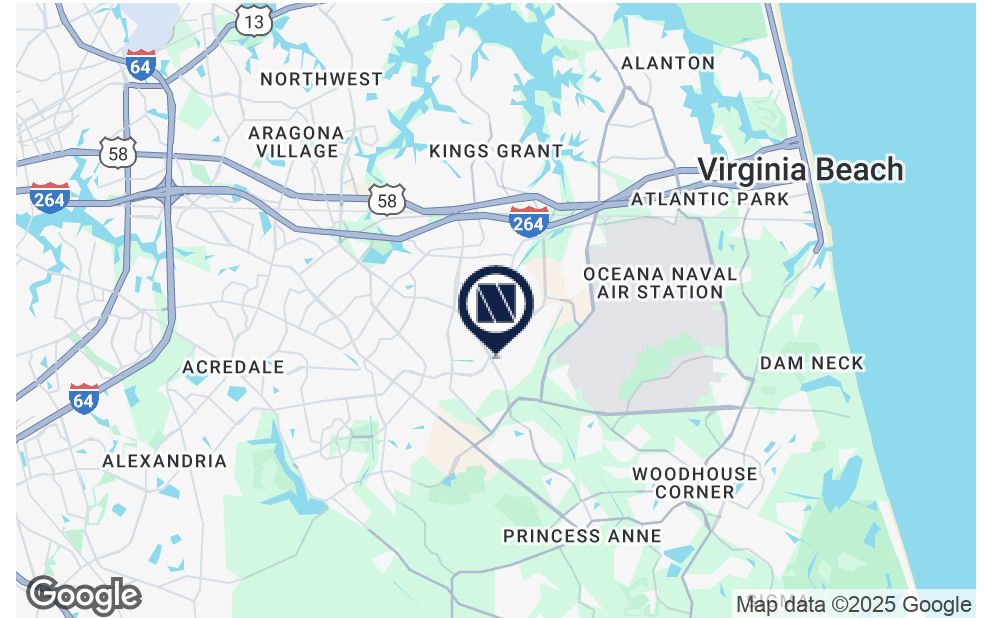
## DEVELOPMENT OUTPARCEL

3264 Holland Rd | Virginia Beach, VA 23453



S.L. NUSBAUM

REALTY CO.



### OFFERING SUMMARY

Sale Price/Lease Rate:	Contact Agent
Lot Size:	4.47 Acres
Zoning:	B-2

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	102,486	242,637	399,645
Total Households	38,255	91,753	155,382
Average HH Income	\$98,565	\$108,681	\$112,386

### PROPERTY OVERVIEW

**4.47 acres well positioned in a densely populated sub-market. B-2 zoning allows for a wide variety of retail, office, and service uses such as banking, food service, grocery/convenience, medical, veterinary, daycare, fitness center.**

### PROPERTY HIGHLIGHTS

- Busy hard corner location with excellent visibility
- Densely populated area
- Delivered as Pad Ready (rough graded w/ utilities stubbed, offsite SWM)
- Sale/Ground Lease/Build to Suit



3264 Holland Rd | Virginia Beach, VA 23453





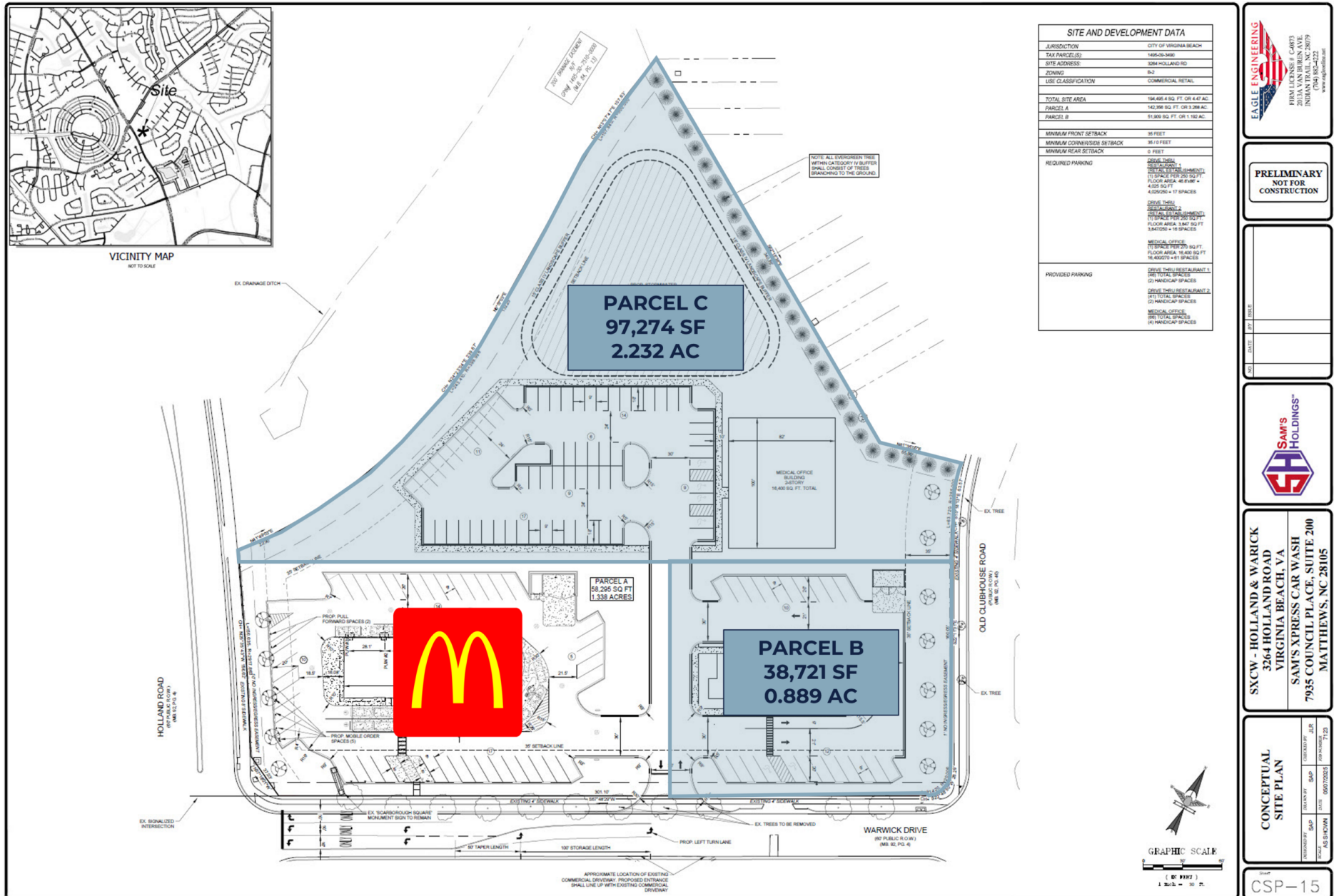
# CONCEPT PLAN

## DEVELOPMENT OUTPARCEL

3264 Holland Rd | Virginia Beach, VA 23453



S.L. NUSBAUM  
REALTY CO.





# CONTACT INFORMATION

## DEVELOPMENT OUTPARCEL

3264 Holland Rd | Virginia Beach, VA 23453



**S.L. NUSBAUM**

REALTY CO.

### MARTIN MURDEN

Partner | Commercial Brokerage  
C. 757.333.1523  
O. 757.640.2265  
mmurden@slnusbaum.com

### DOUGLAS O. TICE, III, CCIM

Senior Vice President  
O. 804.944.9273  
C. 804.690.5573  
dtice@slnusbaum.com

### NATHAN SHOR

Senior Vice President  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com

### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

**XTEAM**  
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.