

LAND FOR SALE

3910 Victory Boulevard, Portsmouth, VA



ABOUT PROPERTY

- ± 2.73 AC
- Redevelopment Opportunity
- Located in Victory Crossing Shopping Center, anchored by Lowe's Home Improvement
- Across the interstate from the new Rivers Casino in the Portsmouth Entertainment District
- Zoned GMU (General Mixed Use)
- Perfect for small shops, self-storage, or some type of redevelopment
- \$1.25 MILLION


 POPULATION
84,794


 HOUSEHOLDS
33,607

 BUSINESSES
2,142

DEMOGRAPHICS
3 MILES (ESRI, 2025)

EMPLOYEES
32,632 

AVG. HH INCOME
\$76,375 

DAYTIME POP.
78,718 

For more information:

A'DAYE BROWN
757.640.8249

AdayeBrown@HarveyLindsay.com

ANDY STEIN
757.640.9463

AndyStein@HarveyLindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.HarveyLindsay.com

1 MI.

KEY FACTS

11,082 POPULATION **35.1** MEDIAN AGE

2.5 AVG. HOUSEHOLD SIZE **\$66,350** Average Household Income

BUSINESSES

394 TOTAL BUSINESSES **5,370** TOTAL EMPLOYEES

INCOME

\$49,562 Median Household Income **\$25,311** Per Capita Income **\$324,778** Average Net Worth

3 MI.

KEY FACTS

82,572 POPULATION **35.9** MEDIAN AGE

2.6 AVG. HOUSEHOLD SIZE **\$73,717** Average Household Income

BUSINESSES

2,103 TOTAL BUSINESSES **29,900** TOTAL EMPLOYEES

INCOME

\$52,651 Median Household Income **\$28,903** Per Capita Income **\$484,846** Average Net Worth

5 MI.

KEY FACTS

181,515 POPULATION **33.3** MEDIAN AGE

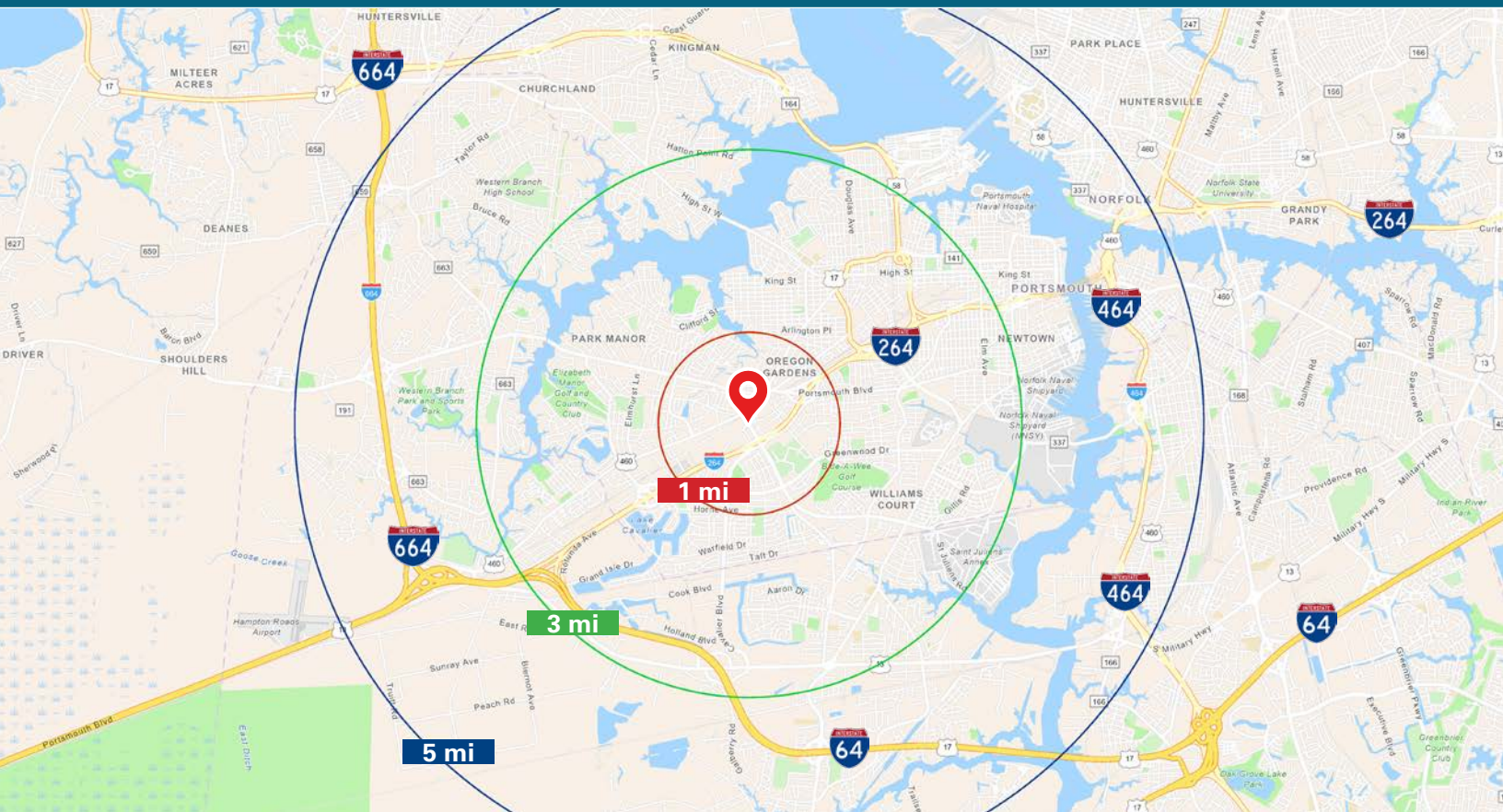
2.5 AVG. HOUSEHOLD SIZE **\$99,392** Average Household Income

BUSINESSES

5,983 TOTAL BUSINESSES **132,153** TOTAL EMPLOYEES

INCOME

\$70,282 Median Household Income **\$34,107** Per Capita Income **\$650,517** Average Net Worth



For more information:

A'DAYE BROWN
757.640.8249

AdayeBrown@HarveyLindsay.com

ANDY STEIN
757.640.9463

AndyStein@HarveyLindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.HarveyLindsay.com

RETAIL AERIAL VIEW

3910 Victory Blvd., Portsmouth, VA



For more information:

A'DAYE BROWN
757.640.8249

AdayeBrown@HarveyLindsay.com

ANDY STEIN
757.640.9463

AndyStein@HarveyLindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.HarveyLindsay.com

3910 Victory Blvd., Portsmouth, VA

PORTSMOUTH
ENTERTAINMENT
DISTRICT

ENTERTAINMENT DISTRICT (AND CASINO)

Rivers Casino Portsmouth celebrated its grand opening, making history as the Commonwealth of Virginia's first full-service permanent casino. Rivers Casino Portsmouth's estimated annual payroll will be \$62 million with a Portsmouth First commitment to build a diverse workforce and to hire locally.

As the anchor of Portsmouth's up-and-coming Entertainment District, the new Rivers Casino includes plans for a hotel, indoor and outdoor concert venues, conference space, multiple restaurants and more.

SOURCE: WWW.ACCESSPORTSMOUTHVA.COM



OPENED: JANUARY 2023



For more information:

A'DAYE BROWN
757.640.8249

AdayeBrown@HarveyLindsay.com

ANDY STEIN
757.640.9463

AndyStein@HarveyLindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.HarveyLindsay.com