



# 159 Eagle Harbor Parkway Carrollton, Virginia

Newly Renovated Dental Office Space in Thriving Carrollton Market

Located in the vibrant and master-planned Eagle Harbor community, the property currently occupied by Isle Dentistry offers a high-quality, modern dental office in a high-demand area. 159 Eagle Harbor Pkwy is part of Newport's Designated Service District (DSD), the fastest-growing area within Isle of Wight County. This district benefits from ongoing residential development, with approximately 3,000 new units planned, approved, or under construction. This newly renovated facility, with its sleek, contemporary design, features:

- 6 individual treatment rooms
- Welcome lobby area & reception desk
- Ample Parking
- Storage Space
- Two Restrooms



\$107,034  
Average  
HH Income  
3-miles



Population  
Exceeds 20,000  
5-miles



Over 29,000 VPD  
RT 17

## For Sale

### George Fox

Executive Vice President  
Retail Services  
+1 757 217 1898  
george.fox@colliers.com

### Steve Weinstein

Associate  
Retail Services  
+1 757 640 8238  
steve.weinstein@colliers.com

# Summary

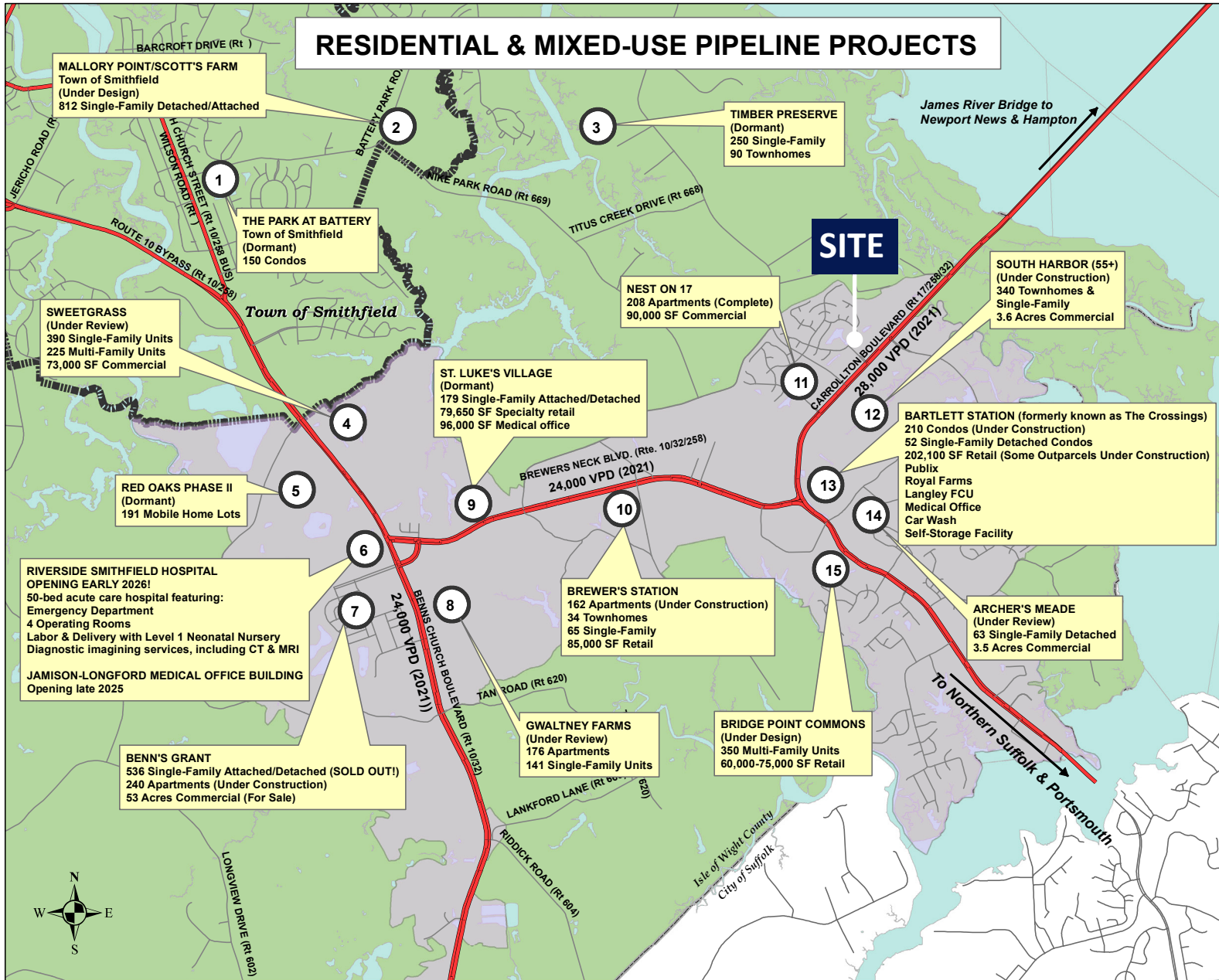
Situated on Route 17 and Smith Neck Road in Isle of Wight County, Eagle Harbor Shopping Center serves as a bustling retail hub. The center also features outparcels with Sonic and Dunkin Donuts, creating a dynamic, one-stop location for a wide range of consumer needs.

<b>Asking Price</b>	\$1,740,000
<b>Lot Size</b>	1.09 ac
<b>Total RBA</b>	2,688 sf
<b>Zoning</b>	GC- General Commercial
<b>Parking</b>	+/- 30 parking spaces

This center is anchored by major tenants including:



# Planned Developments



# Photos



# Aerial View



# Demographics

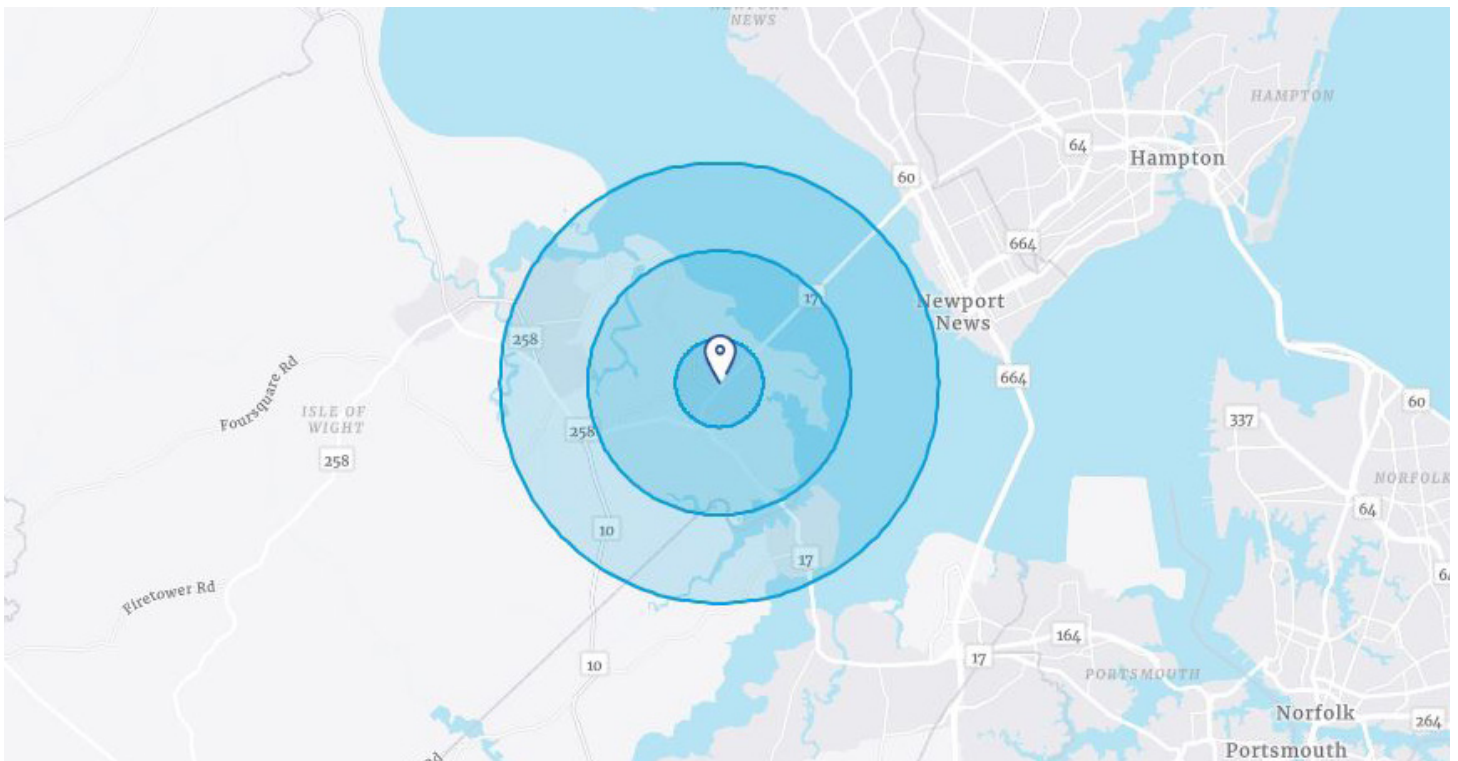
## Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	3,817	9,917	22,118
Median Age	39.1	41.3	44.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,540	3,839	8,543
Persons per HH	3.06	3.06	3.00
Median HH Income	\$91,496	\$106,583	\$116,558
Median Home Value	\$442,765	\$446,169	\$446,634



## Demographic Map





159 Eagle Harbor Parkway | Carrollton, VA

**George Fox**  
Executive Vice President,  
Retail Services  
+1 757 217 1898  
george.fox@colliers.com

**Steve Weinstein**  
Associate  
Retail Services  
+1 757 640 8238  
steve.weinstein@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC



Accelerating success.