

±3.20  
Acres

# Industrial Land For Lease or Sale

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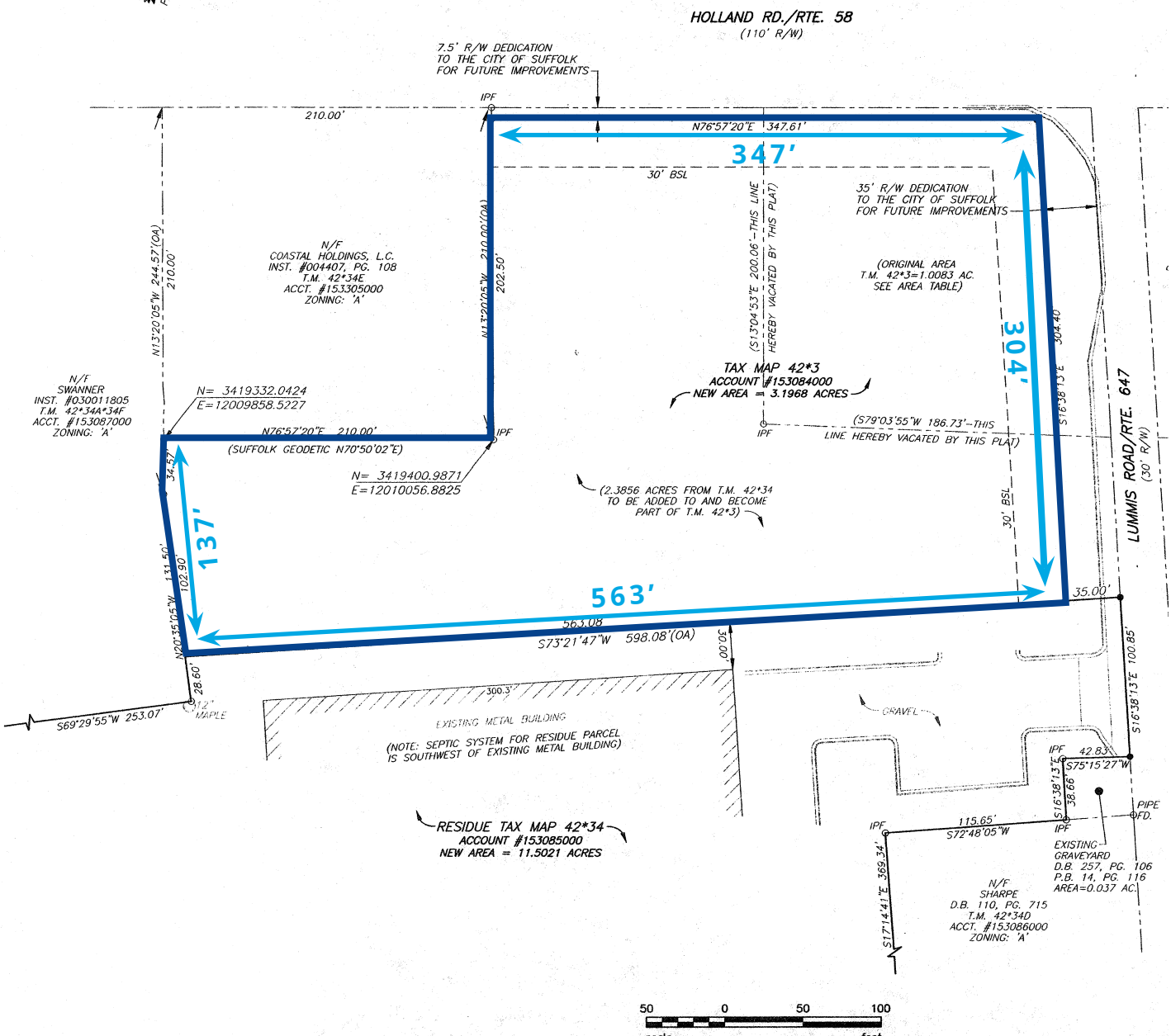
## Industrial Land

3801 Holland Road, Suffolk, VA 23434

### Features:

- ±3.20 Acres, cleared and grassy
- ±347' of Frontage on Hwy 58, depth of 304'
- Zoned M-1
- Municipal water available at frontage
- Connectivity by Spectrum
- Landlord will stabilize for long term tenant
- Average Annual Weekday Traffic: 1,900
- Lease: \$3,000 per acre per month NNN
- Sale Price: \$250,000 an acre

# Property Drawings



## Site Plan



# Aerial Map

## Route 58/Holland Road Corridor Improvements

Expanding to 6-Lane Divided Roadway  
December 2024 Scheduled Completion



### Area Demographics

5-Mile (2024)



9,517  
Total Population



4,532  
Labor Force



\$108,582  
Average HH Income

10-Mile (2024)



60,947  
Total Population



27,669  
Labor Force



\$98,815  
Average HH Income

15-Mile (2024)



92,307  
Total Population



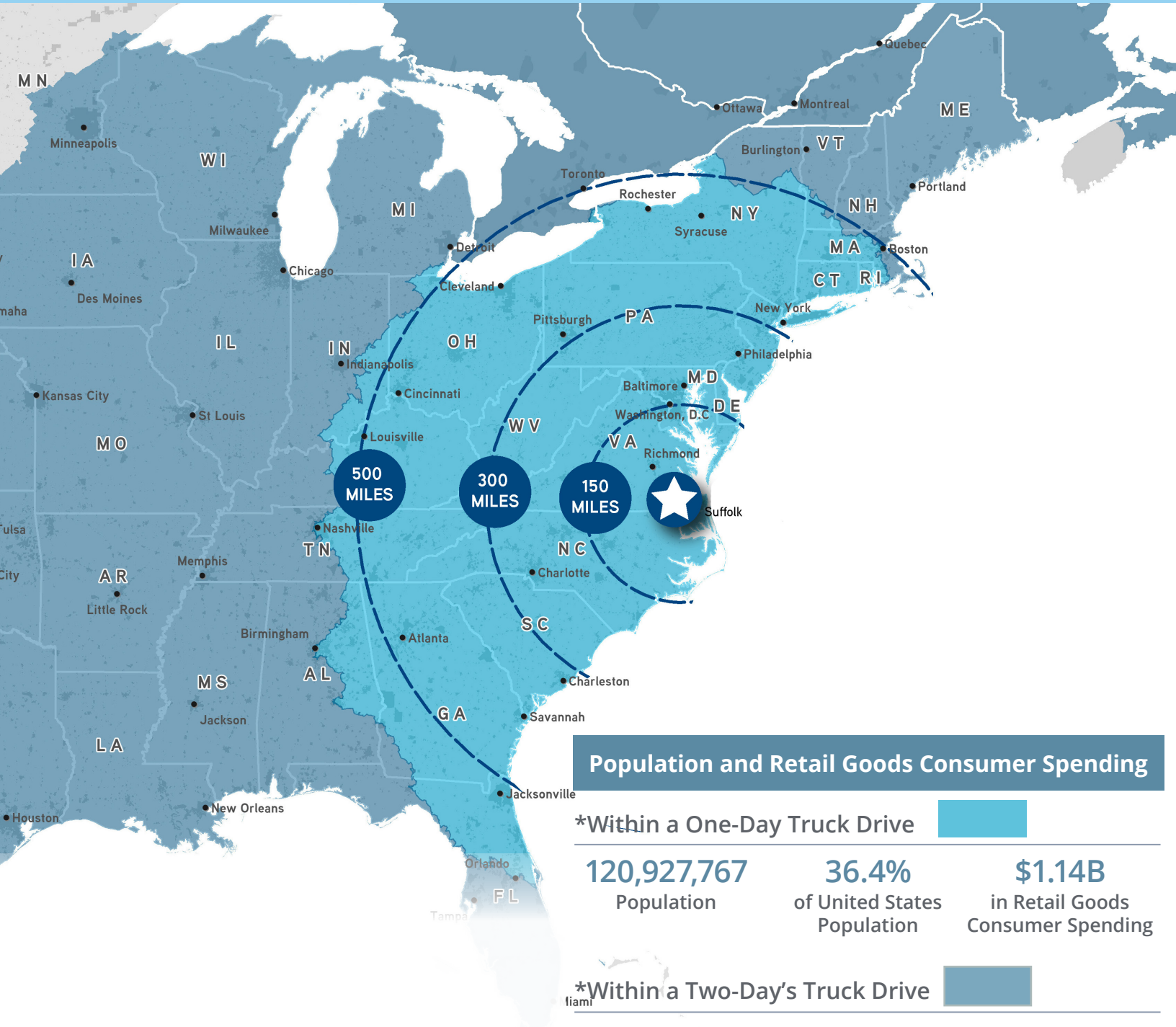
42,612  
Labor Force



\$99,179  
Average HH Income

# Population and Retail

## Goods Consumer Spending



### Population and Retail Goods Consumer Spending

\*Within a One-Day Truck Drive

**120,927,767**  
Population

**36.4%**  
of United States  
Population

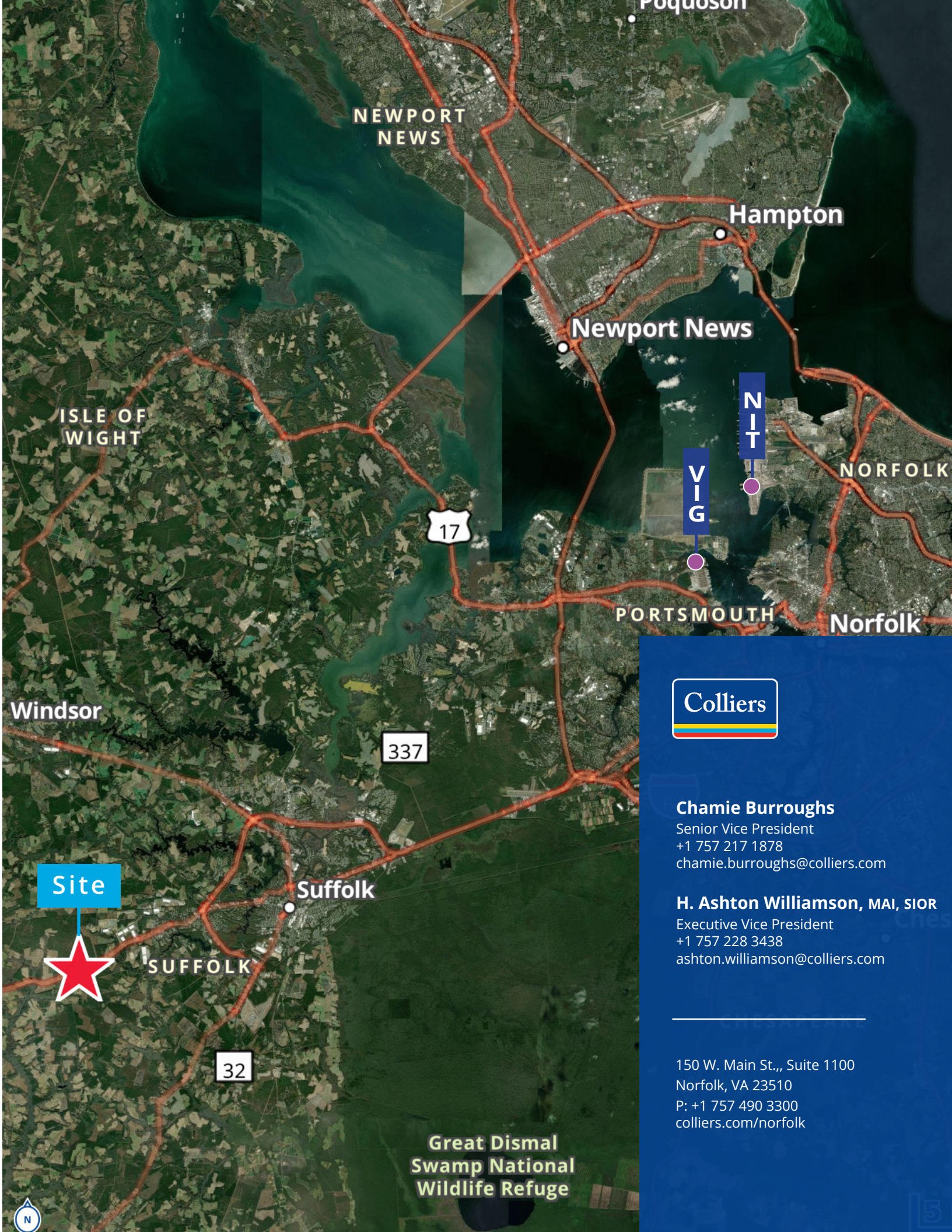
**\$1.14B**  
in Retail Goods  
Consumer Spending

\*Within a Two-Day's Truck Drive

**239,576,765**  
Population

**72.2%**  
of United States  
Population

**\$2.18B**  
in Retail Goods  
Consumer Spending



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Hampton

Newport News

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Norfolk

Windsor

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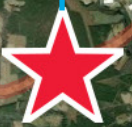
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Site



Suffolk

SUFFOLK

32

Great Dismal  
Swamp National  
Wildlife Refuge

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