

DEVELOPMENT READY LAND FOR SALE

OAKBROOKE BUSINESS AND TECHNICAL PARK

501 Discovery Drive | Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



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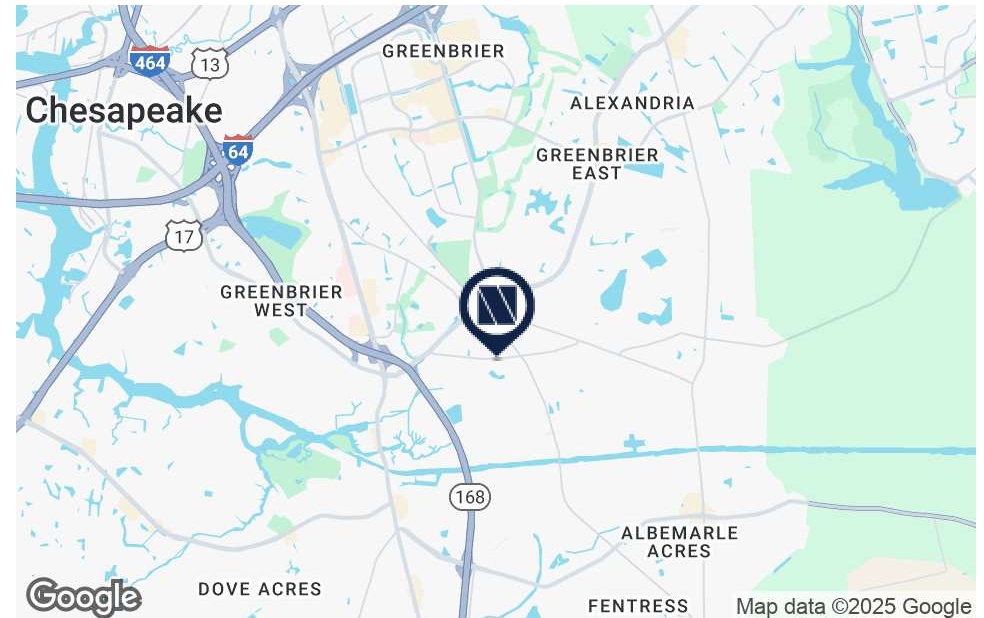
EXECUTIVE SUMMARY

1.64 ACRES DEVELOPMENT READY LAND FOR SALE

501 Discovery Dr | Chesapeake, VA 23320



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OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$715,000 |
| Lot Size: | 1.64 Acres |
| Zoning: | PUD |

PROPERTY OVERVIEW

Discover a premier medical or general office development opportunity in the heart of Greenbrier. With a fully engineered site plan in place, this site is ideal for healthcare providers or general office users seeking a high-quality location.

PROPERTY HIGHLIGHTS

- Fully engineered site plans available for a 7,000 - 10,000 SF building.
- Prime Location: Quick access to Route 168 and major thoroughfares.
- Close proximity to over a dozen medical providers and Chesapeake Regional Medical Center offers a strong patient referral base.
- Easy Access: Convenient ingress/egress with ample parking.
- Opportunity to Customize: Create a floorplan to meet the specific needs of your medical practice.
- Stormwater retention in place.
- \$117,000 AHI in 5-mile ring.

SITE PLANS

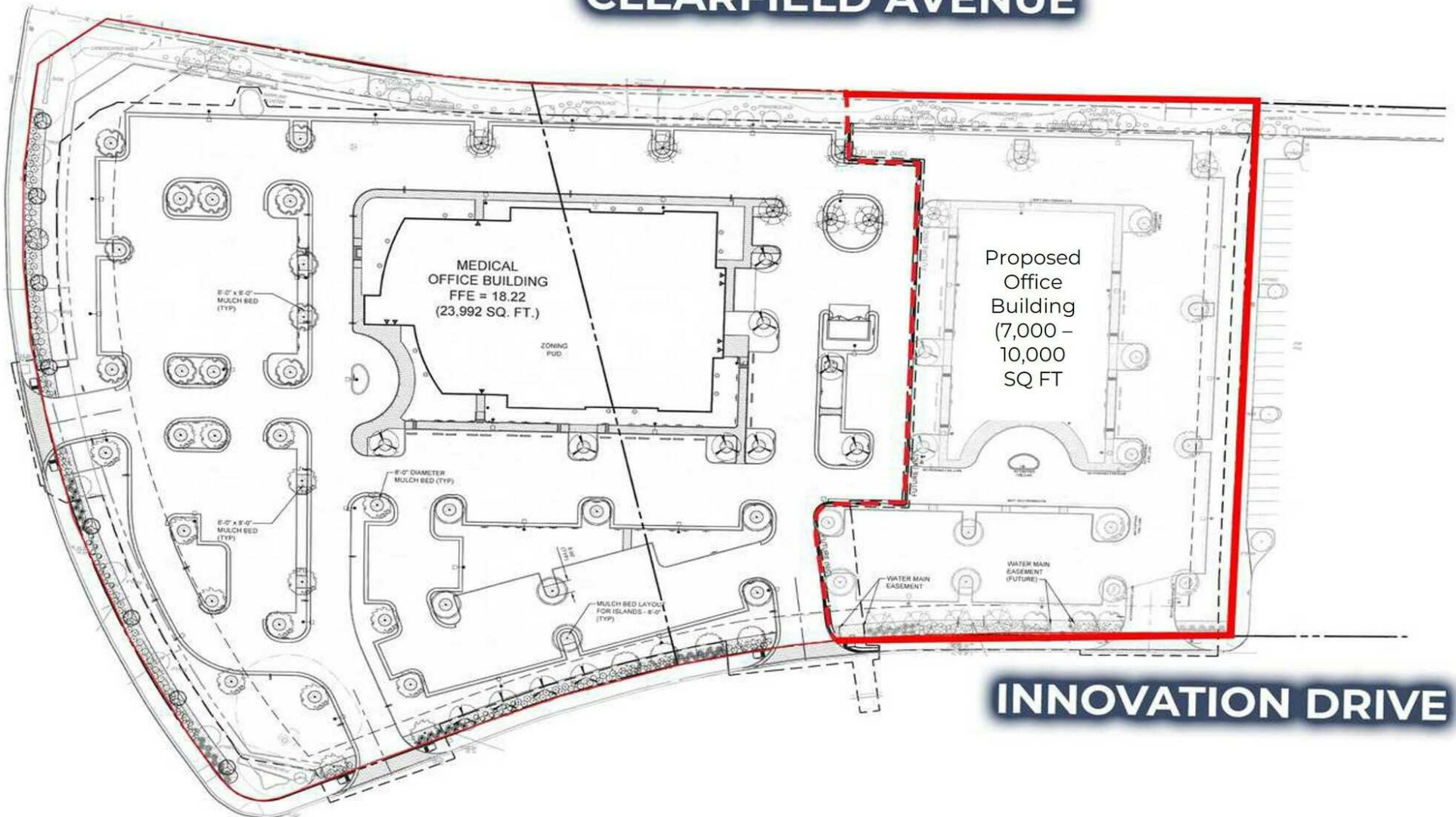
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CLEARFIELD AVENUE



INNOVATION DRIVE

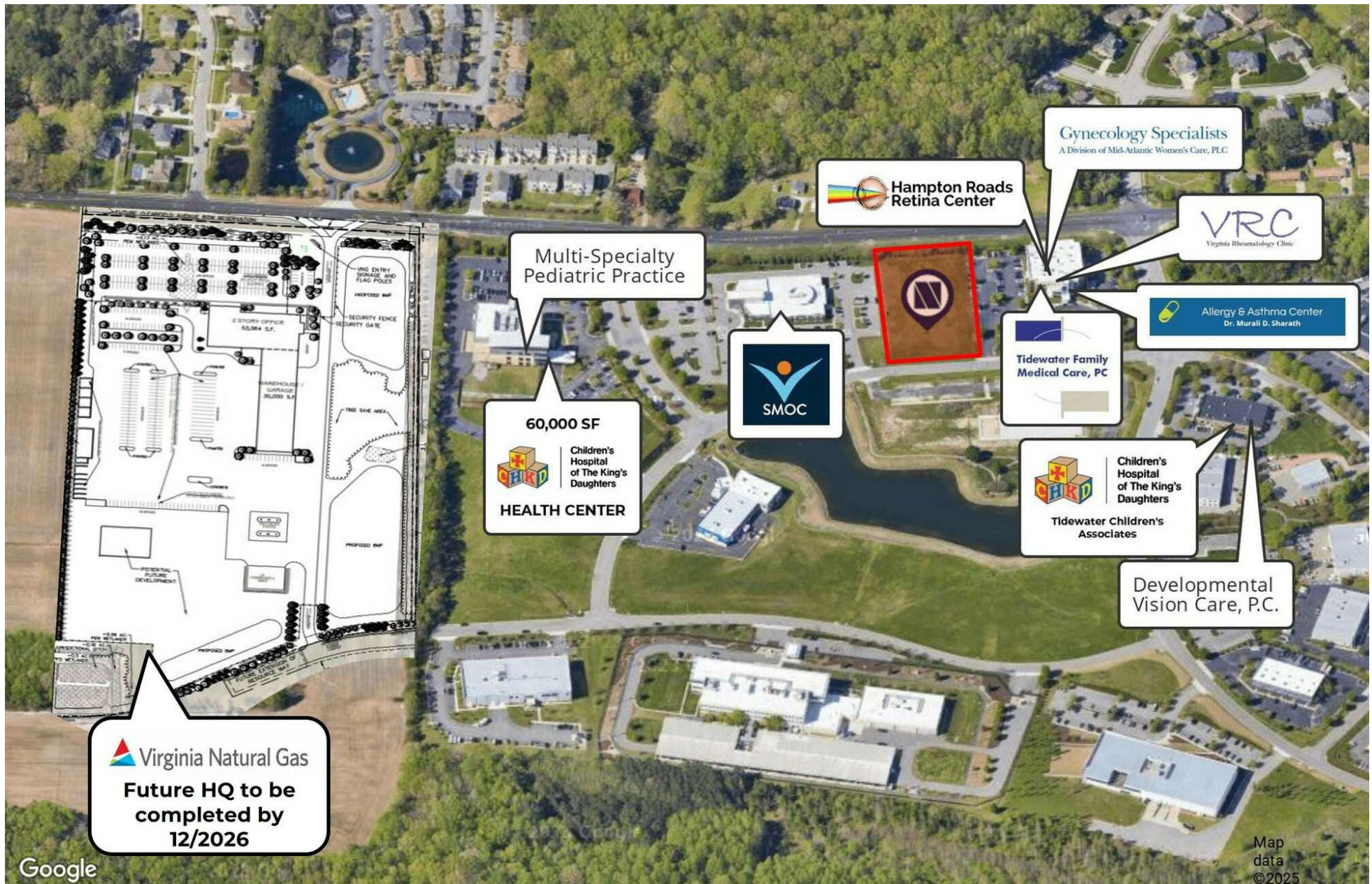
AREA OVERVIEW

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ADDITIONAL PHOTOS

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Highly visible development site



Adjacent to Class A Medical Office building



Easy accessible site

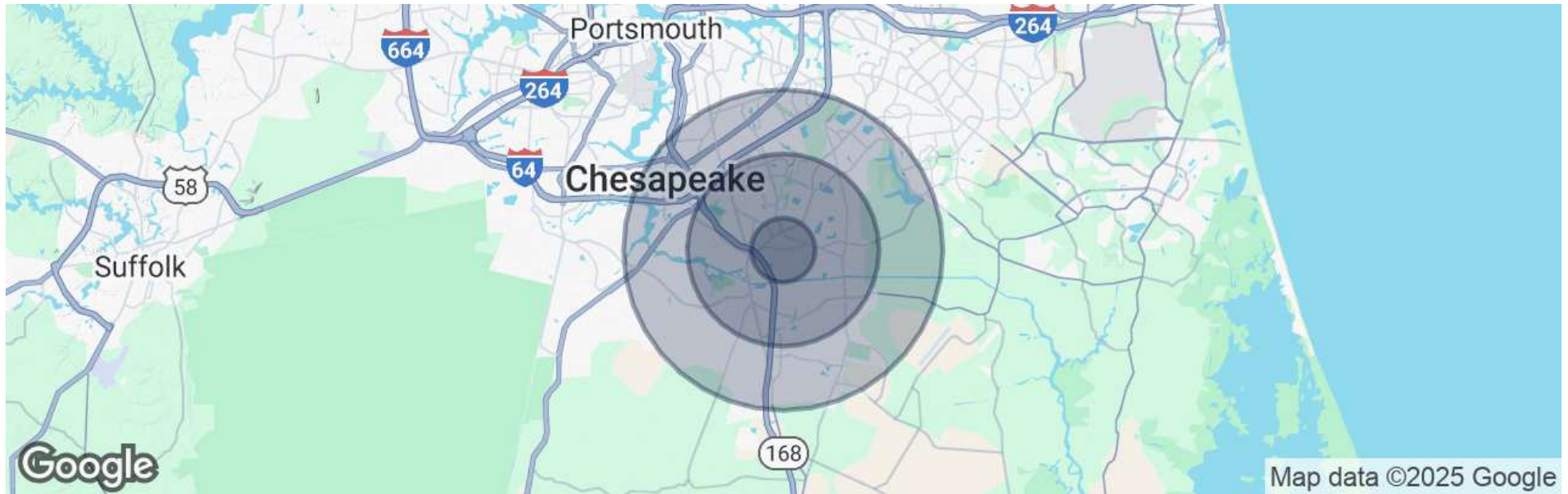
DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 10,050 | 70,575 | 197,088 |
| Average Age | 42 | 41 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,309 | 28,869 | 74,852 |
| # Of Persons Per HH | 2.3 | 2.4 | 2.6 |
| Average HH Income | \$98,446 | \$106,874 | \$116,881 |
| Average House Value | \$311,692 | \$340,637 | \$370,132 |

Demographics data derived from AlphaMap

CONTACT INFORMATION

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