



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

**FOR SALE**

8.45 ACRES OF LAND



CHESAPEAKE, VA 23322

**MARTIN MURDEN**  
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# EXECUTIVE SUMMARY

1324 CEDAR ROAD  
CHESAPEAKE, VA 23322



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	8.45 Acres
Zoning:	O-I Office Institutional

## O-I Permitted Use Table

## PROPERTY HIGHLIGHTS

- 8.45 Acres of vacant land on Cedar Road in Chesapeake
- Zoning: O-I, Office Institutional
- Close proximity to Chesapeake City Hall
- Dense surrounding residential
- Excellent frontage on highly trafficked Cedar Road (over 26,000 VPD)
- Less than 5 miles from the I-64/I-464 Interchange
- Adjacent to a Class A senior housing facility

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# LOCATION MAP

1324 CEDAR ROAD  
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Google

Map data ©2023 Imagery ©2023, CNES / Airbus, City of Virginia Beach, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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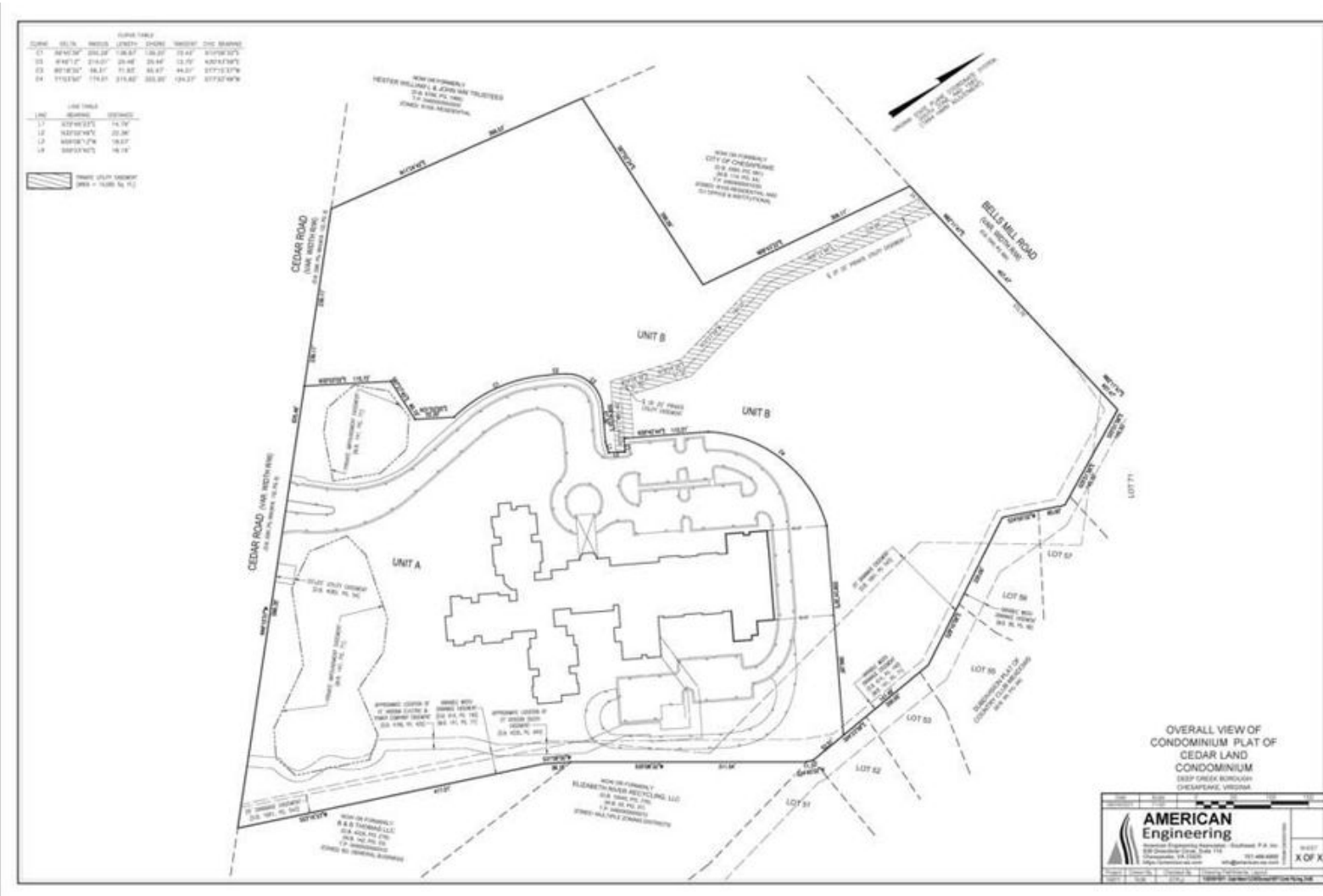
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# SITE PLANS

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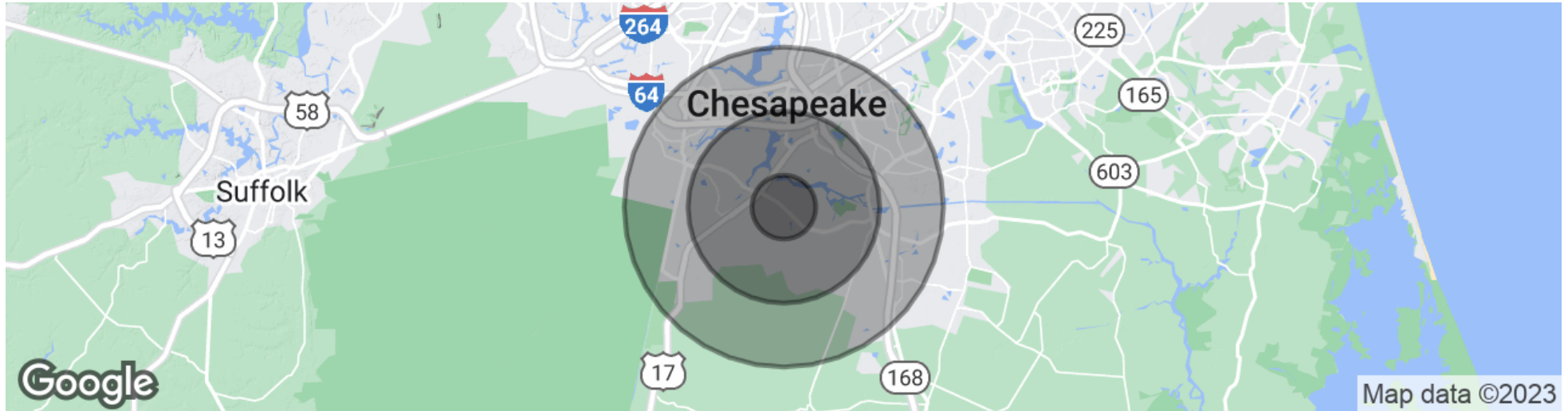
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# DEMOGRAPHICS MAP & REPORT

1324 CEDAR ROAD  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,854	38,886	97,832
Average Age	35.8	36.5	37.1
Average Age (Male)	33.3	34.7	34.7
Average Age (Female)	37.9	38.0	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,139	13,576	35,481
# Of Persons Per HH	3.4	2.9	2.8
Average HH Income	\$100,264	\$89,045	\$80,836
Average House Value	\$348,061	\$347,578	\$313,924

\* Demographic data derived from 2020 ACS - US Census

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# CONTACT US



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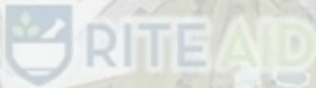
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SITE



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