

**FOR
SALE**



3.26 ACRE RETAIL DEVELOPMENT PARCEL

**Sale Price:
\$1,350,000**

PROPERTY OVERVIEW

3.26-acre retail development parcel zoned C-2 with proffered site plan at signalized intersection available for sale. Situated in the Hampton Roads Center North Campus which is part of a sprawling 470-acre Master Planned business park.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Households:	1,930	10,333	26,270
Population:	4,016	24,808	61,947
Avg HH Income:	\$73,428	\$73,062	\$80,650

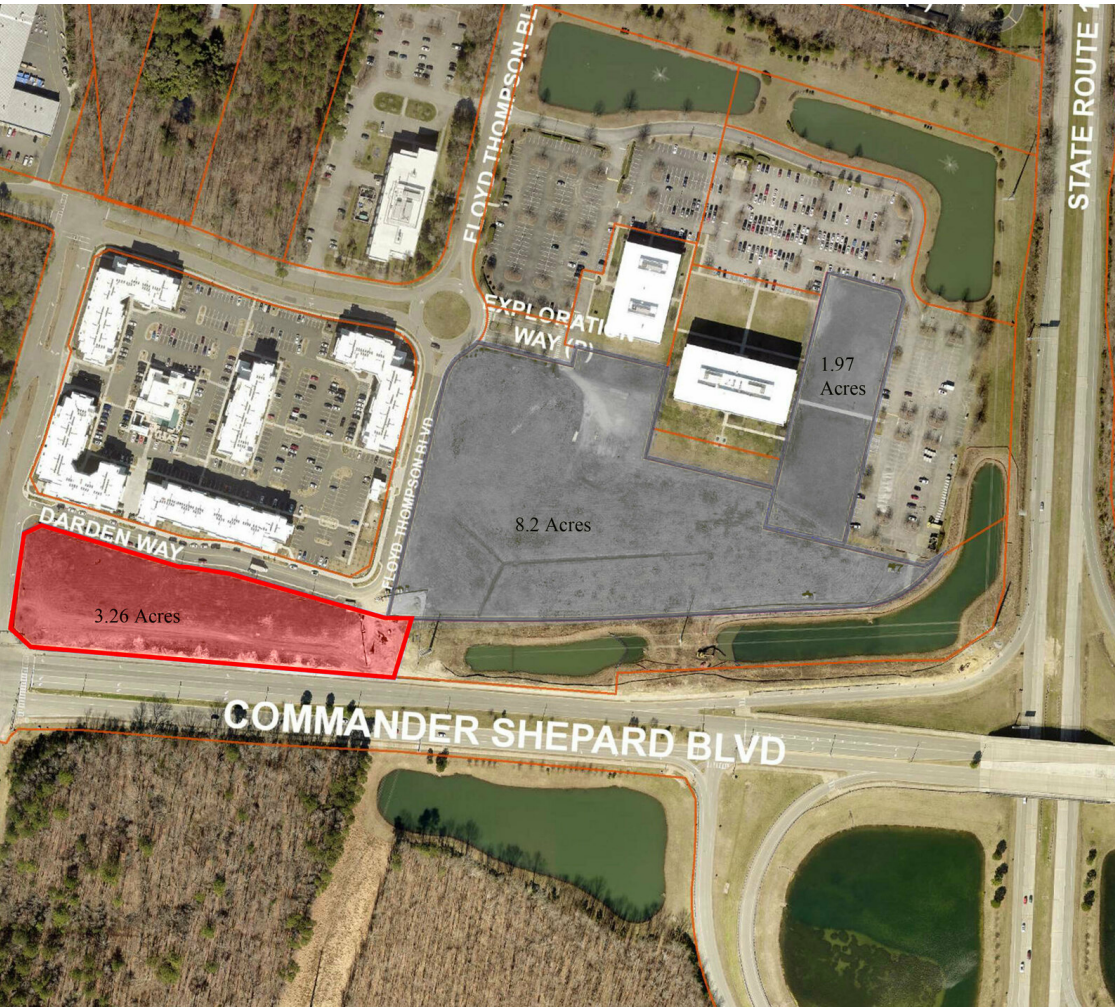
PROPERTY HIGHLIGHTS

- 1.5 miles from the entrance to Langley Air Force Base and NASA Langley Research Center
- Within 2 miles of Interstate-64 and Langley Speedway
- Major employers in the area include Fed Ex, the National Institute of Aerospace, and Thomas Nelson Community College
- 27,100 VDP on Neil Armstrong Pkwy
- 6,900 VPD on Commander Shepard Blvd

FOR FURTHER INFORMATION, PLEASE CONTACT:
LEVI THOMSON • lthomson@divaris.com • 757.333.4382



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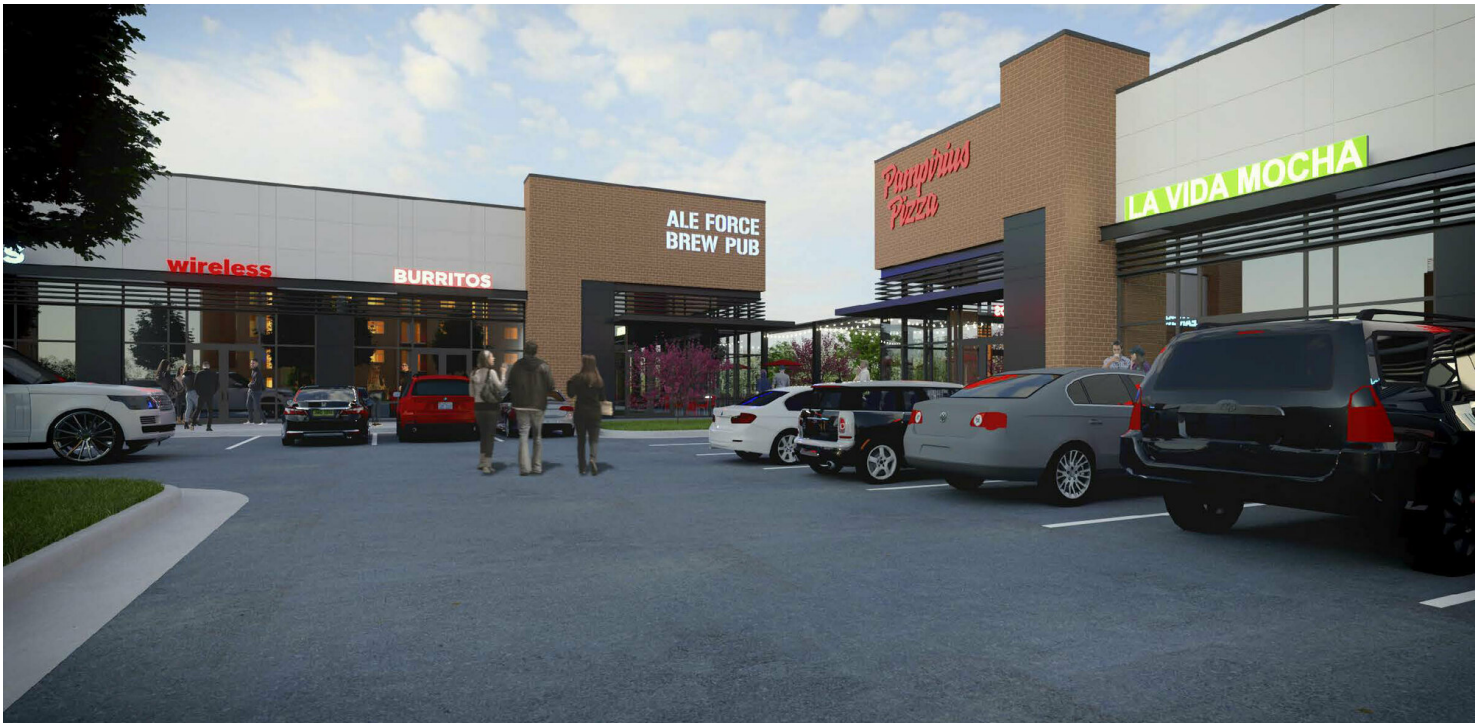
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COMMANDER SHEPARD BLVD AND N CAMPUS PKWY, HAMPTON, VA 23666

PROFFERED SITE PLAN / RENDER



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