

# SIGNALIZED CORNER LOT

## FOR SALE | 3.37 ACRES



INDIAN RIVER ROAD & N. LANDING ROAD  
VIRGINIA BEACH, VA 23456

---

**JANET WHITBECK**  
Senior Vice President  
757 213 4147  
[janet.whitbeck@thalhimer.com](mailto:janet.whitbeck@thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

 **CUSHMAN &  
WAKEFIELD** | **THALHIMER**

# PROPERTY HIGHLIGHTS

One of the last undeveloped signalized corners in Virginia Beach

Ideal for retail use – subject to rezoning

Zoned: AG-1 & AG-2

3.37 Acres

Water and sewer less than 1 mile away

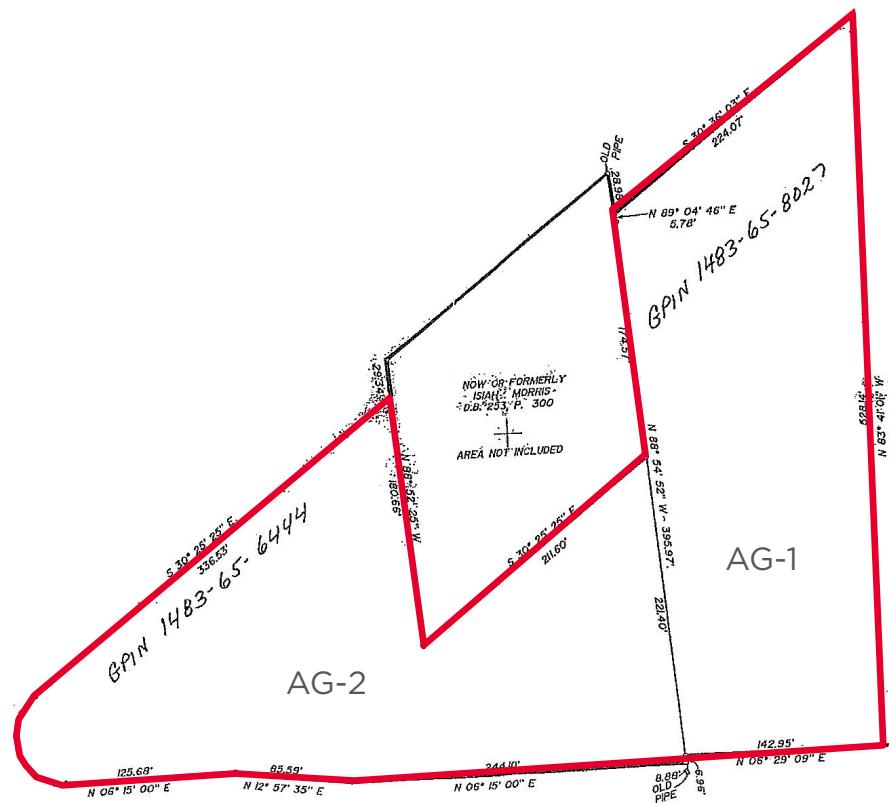
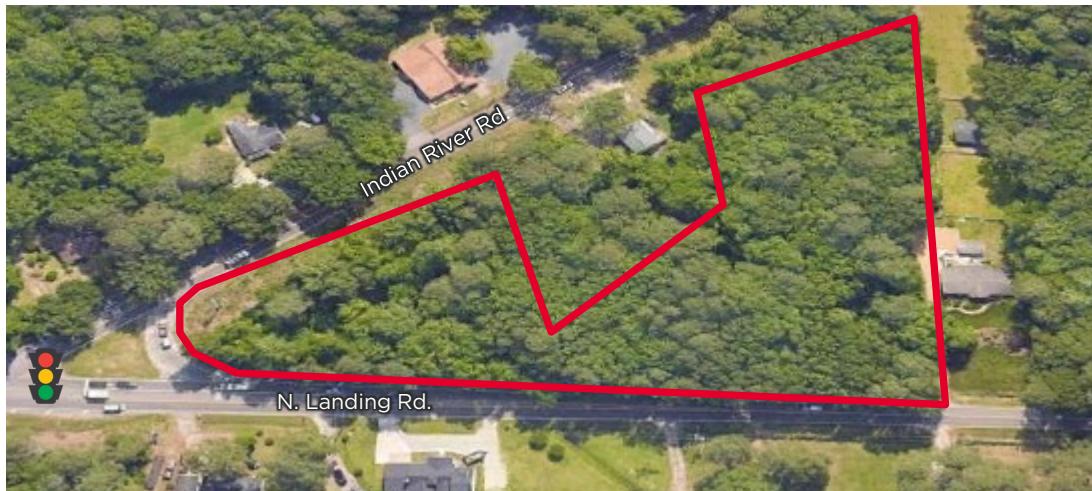
17,000 VPD

Total Population: 107,000 within 5-mile radius

Average Household Income: \$180,000 within 1-mile radius

No Navy air easements

\$1,300,000 (\$385K per acre)



## DEMOGRAPHICS



### POPULATION

1 Mile	1,227	\$208,593
3 Miles	21,989	\$186,344
5 Miles	107,215	\$154,387



### AVERAGE HOUSEHOLD INCOME



AERIAL  
**17,000 VPD**