



RETAIL PROPERTY FOR SALE

FORMER RITE AID BUILDING

1517 HOLLAND ROAD, SUFFOLK, VA 23434



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a prime investment opportunity with this former freestanding Rite Aid building, ideally situated on the eastbound side of Holland Road (Rt. 58) at the signalized intersection of Staley Drive. It is ideal for an owner-occupant or a redevelopment project. Directly across from the new Wawa, this property benefits from having very strong traffic past the property, excellent visibility and convenient access. With the Holland Road widening project nearing completion, expect improved traffic flow and reduced congestion in this bustling corridor. Don't miss your chance to capitalize on this exceptional site!

PROPERTY HIGHLIGHTS

- Signalized intersection
- Monument sign on Rt. 58 and on Staley Dr.
- Drive thru pick up window on rear of building
- 49 parking spaces
- Building constructed in 2015
- Zoned B2
- Fire suppression/sprinkler system

OFFERING SUMMARY

Sale Price:	Accepting Offers
Lot Size:	2.58 Acres
Building Size:	14,673 SF

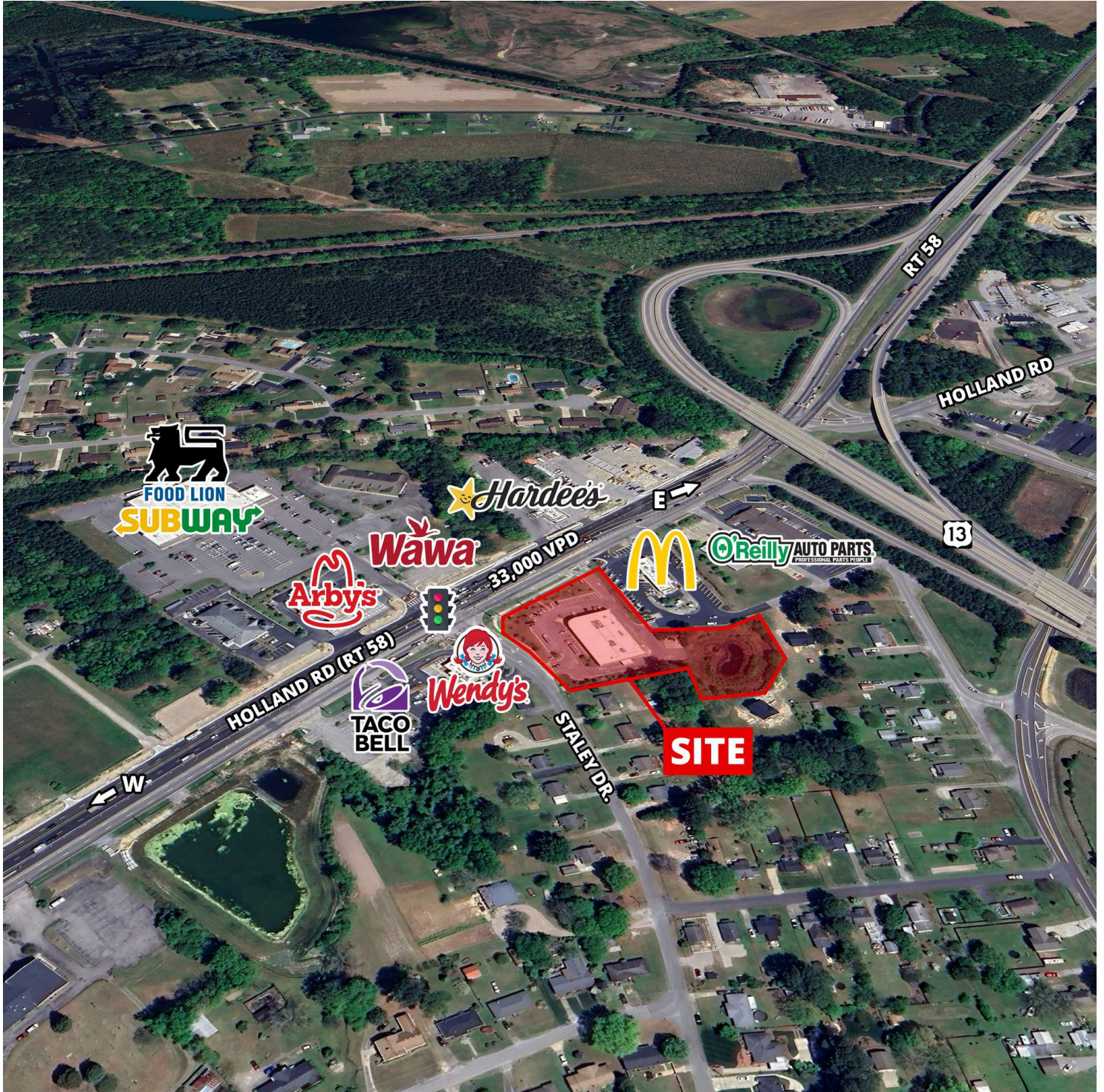
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,093	6,609	15,046
Total Population	2,859	16,217	38,851
Average HH Income	\$115,747	\$96,570	\$95,171

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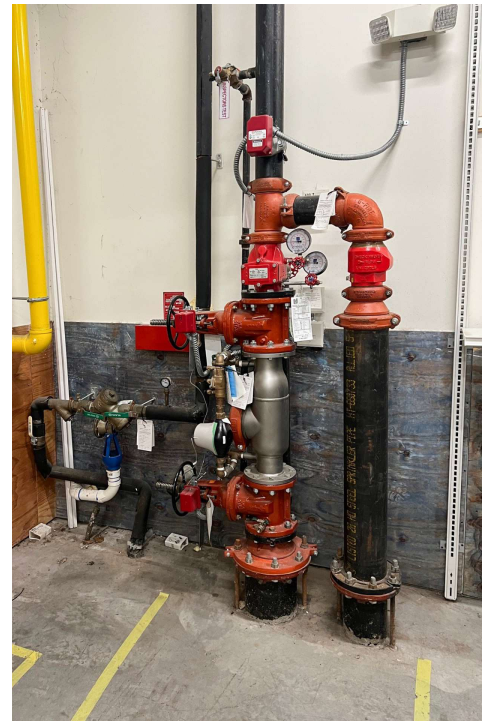
LOCAL RETAIL TRADE AREA



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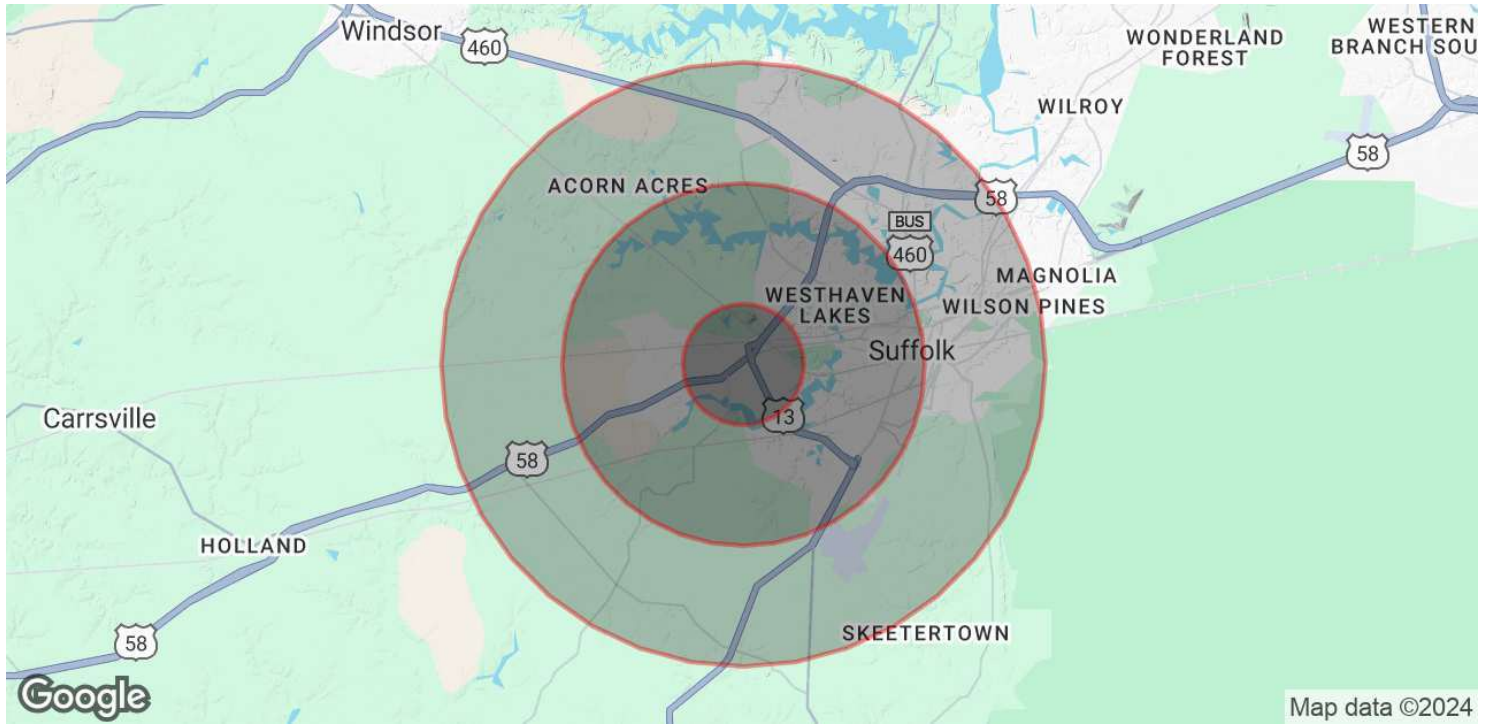
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



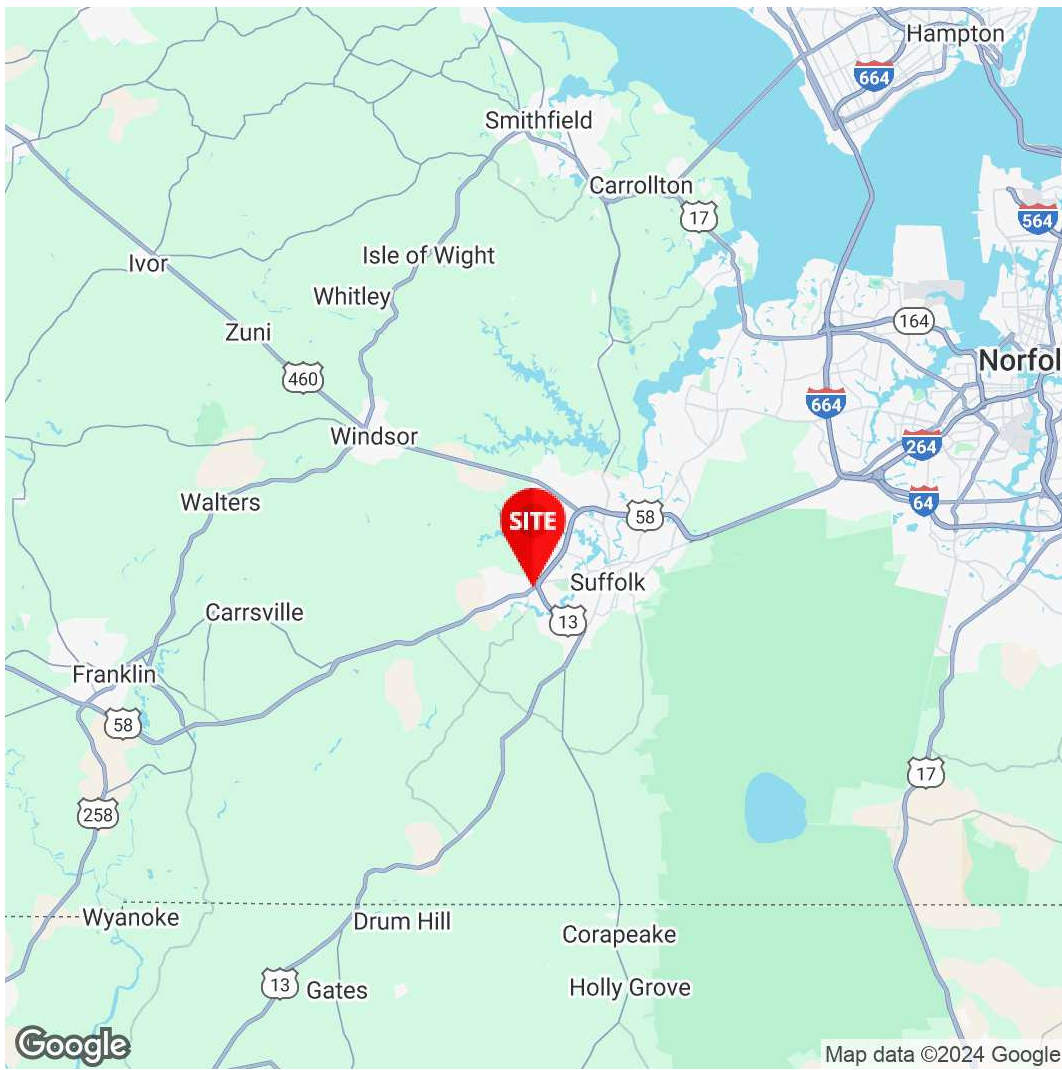
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,859	16,217	38,851
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,093	6,609	15,046
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$115,747	\$96,570	\$95,171
Average House Value	\$357,425	\$333,714	\$320,807

Demographics data derived from AlphaMap



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