

FOR SALE



FORMER BANK BRANCH

**Sale Price:
\$1,600,000**

PROPERTY OVERVIEW

Prime 3,547 SF former bank branch on 1.45 acres with multiple drive-thru lanes, offering excellent frontage, visibility, and signage along Carrollton Boulevard. The property is strategically located on an outparcel directly in front of the heavily trafficked Food Lion-anchored Eagle Harbor Shopping Center along Carrollton Blvd ($\pm 28,000$ ADT). This location benefits from strong daily traffic, signalized access, and excellent ingress/egress along Route 17, the primary commercial corridor serving Carrollton and Isle of Wight County. The immediate trade area is experiencing significant residential and mixed-use growth, with multiple large-scale developments under construction or review that will add thousands of new residents and substantial retail demand.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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Households:	1,659	4,034	8,628
Population:	4,275	10,479	22,318
Avg HH Income:	\$135,463	\$148,238	\$156,845

PROPERTY HIGHLIGHTS

- Lot Size: 1.45 acres
- Four drive-thru lanes
- Strong daytime and evening traffic ($+28,000$ VPD via Carrollton Blvd.)
- Full movement ingress/egress via Smiths Neck Road
- Approximately 218 feet of frontage along Carrollton Blvd.
- Zoning: GC (General Commercial)

FOR FURTHER INFORMATION, PLEASE CONTACT:

LEVI THOMSON • lthomson@divaris.com • 757.333.4382

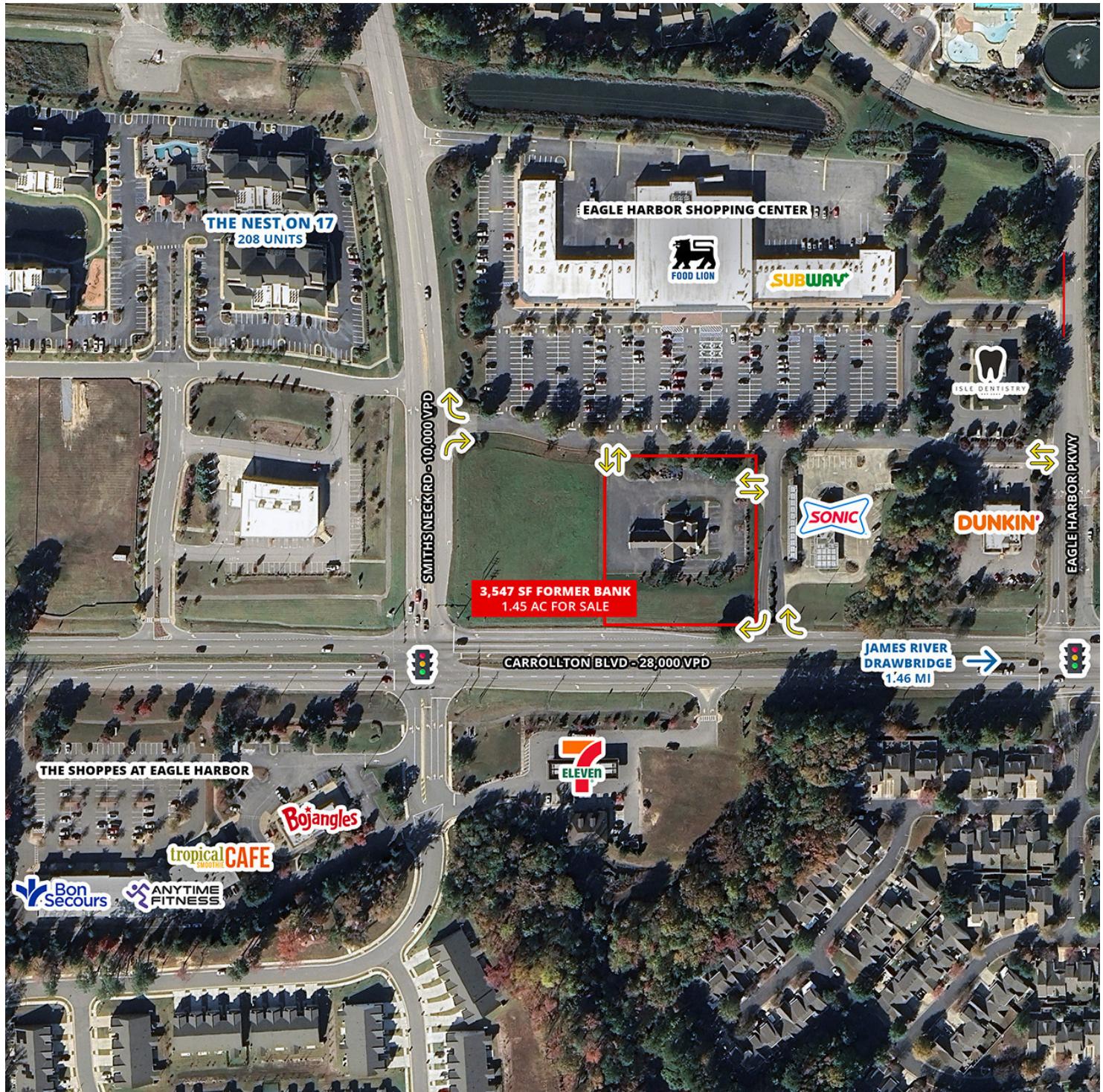
KRIS FULLER • kris.fuller@divaris.com • 757.333.4321

FORMER BANK BRANCH

13480 CARROLLTON BLVD, CARROLLTON, VA 23314

SITE PLAN

de DIVARIS
REAL ESTATE, INC.



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LOCAL AREA

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