

# FOR SALE

## RETAIL SITE

1861 Kempsville Road  
Virginia Beach, VA 23464



## PROPERTY SUMMARY

- ➔ Located at the corner of Centerville Turnpike and Kempsville Road in Virginia Beach, Front is on Kempsville Road
- ➔ 1.98 AC Parcel Available
- ➔ Zoned B-2
- ➔ Vehicular access from Kempsville Road and Centerville Turnpike
- ➔ **SALE PRICE: \$2,600,000**

### DEMOGRAPHICS (2024)

|                        | 1 MI.     | 3 MI.     | 5 MI.     |
|------------------------|-----------|-----------|-----------|
| Population:            | 12,724    | 103,574   | 256,699   |
| Households:            | 4,778     | 39,990    | 99,752    |
| Avg. Household Income: | \$109,401 | \$110,716 | \$104,896 |

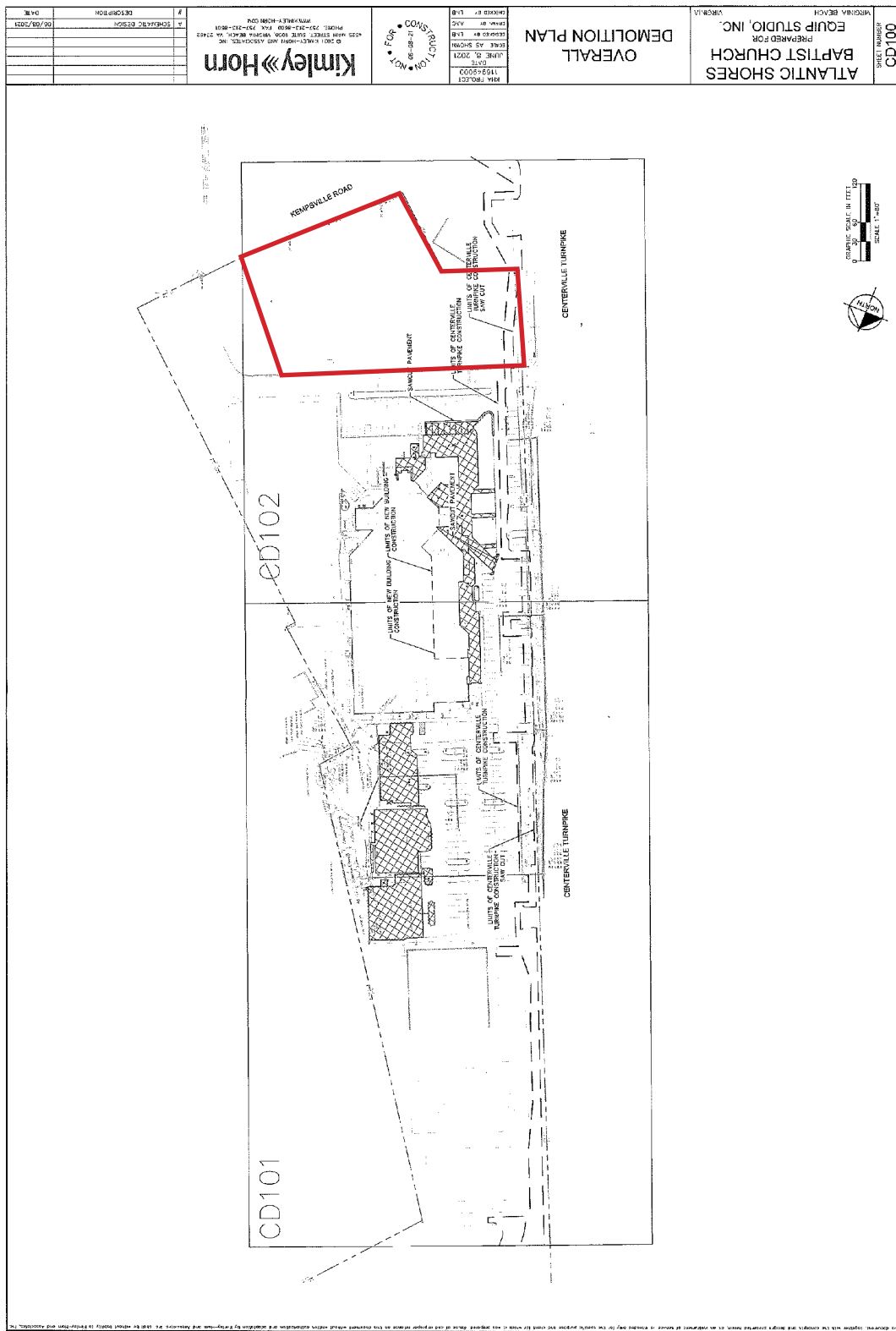
### TRAFFIC COUNTS (2024)

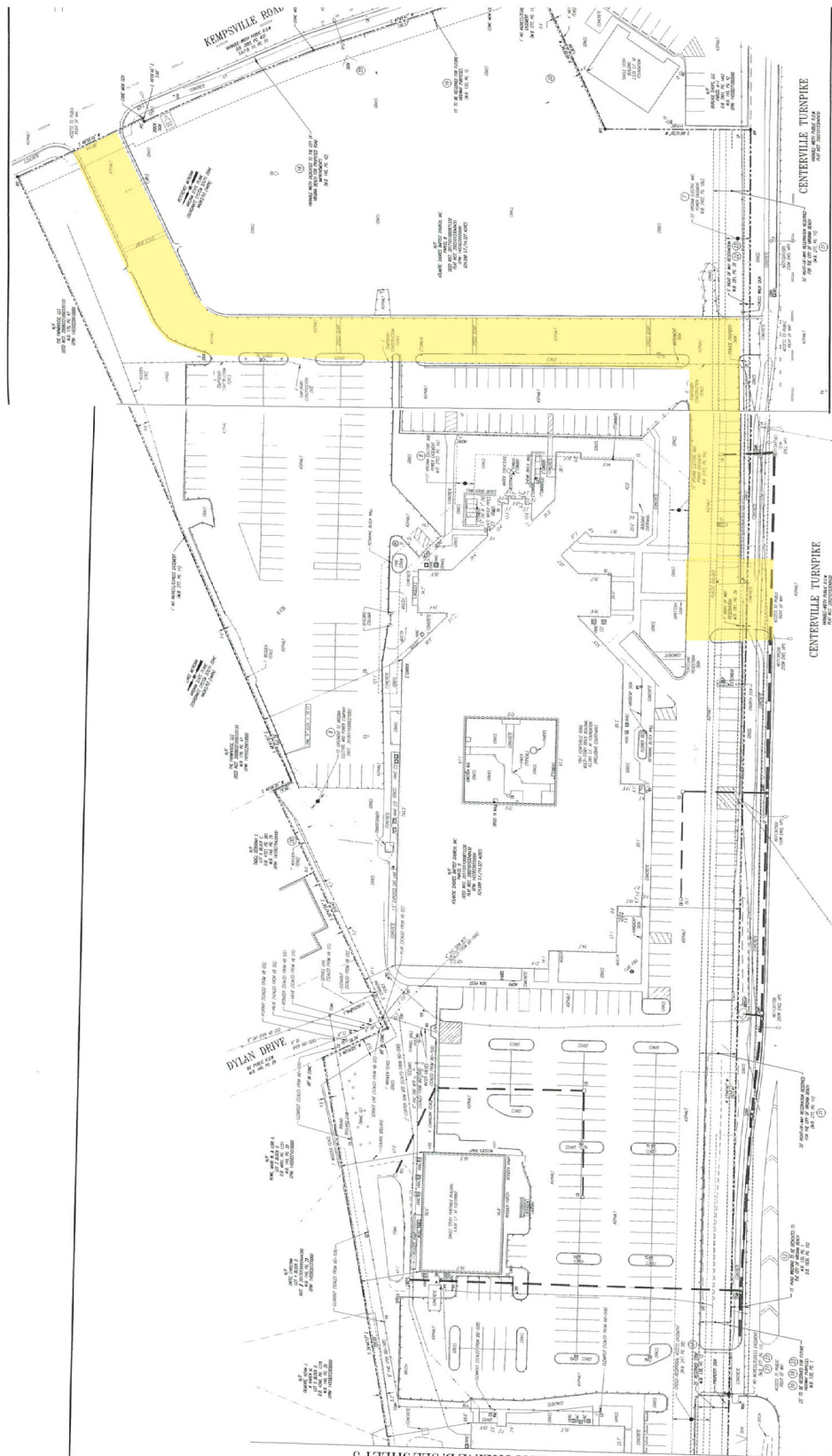
|                       |            |
|-----------------------|------------|
| Kempsville Road:      | 33,949 VPD |
| Centerville Turnpike: | 18,944 VPD |

For more information:  
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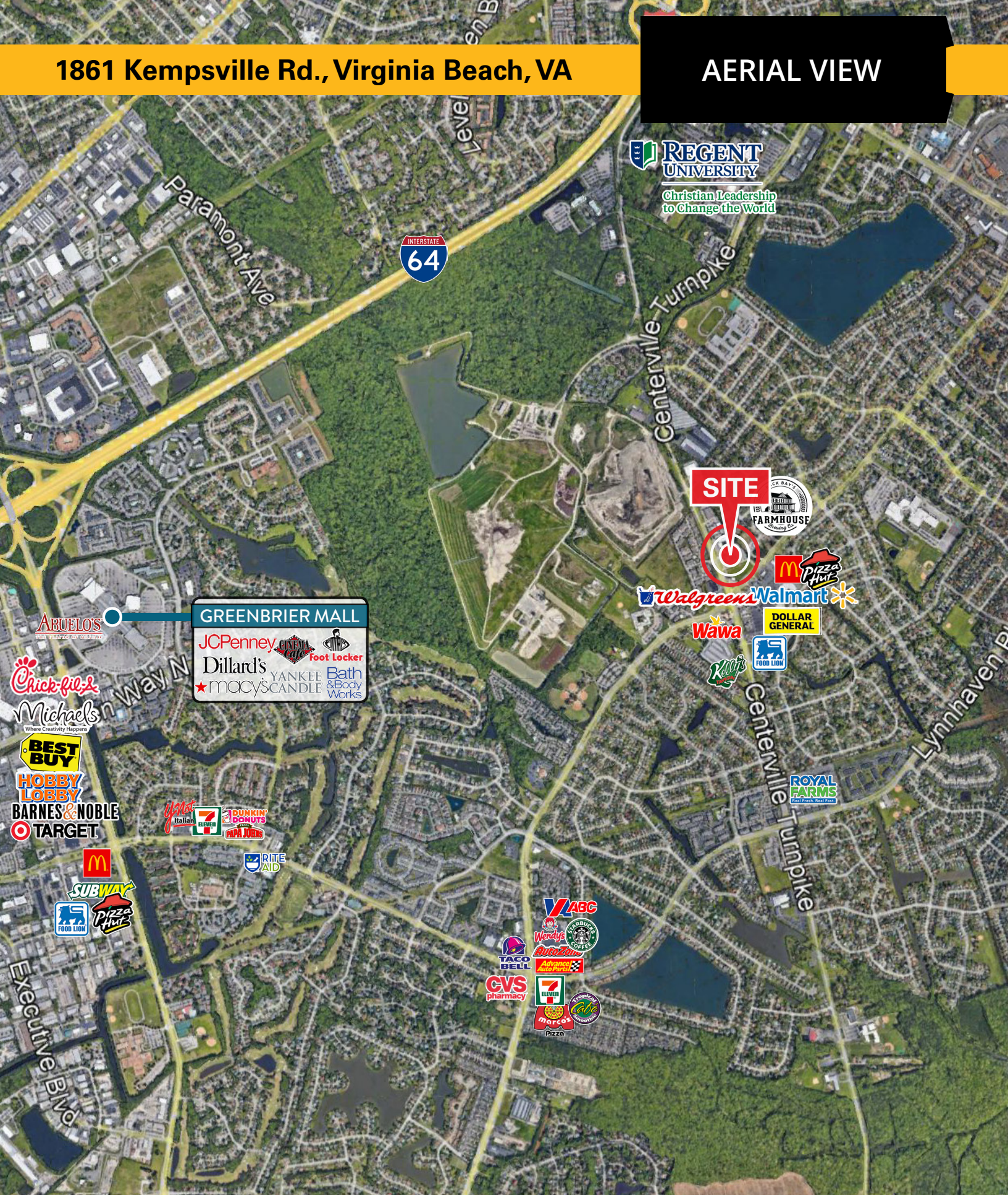






1861 Kempsville Rd., Virginia Beach, VA

AERIAL VIEW



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