

# FOR SALE



**4066 VICTORY BOULEVARD**

**Sale Price:  
Subject To Offer**

## PROPERTY OVERVIEW

Free-standing restaurant for lease or potential redevelopment opportunity of out-parcel at the Lowe's Home Improvement anchored Victory Crossing Shopping center. The property is directly across Victory Blvd from Wawa, CookOut, AutoZone, Bojangle's, Captain D's, and 7Eleven.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	3,815	30,149	59,035
<b>Population:</b>	9,878	77,824	154,782
<b>Avg HH Income:</b>	\$52,199	\$54,344	\$61,197

## PROPERTY HIGHLIGHTS

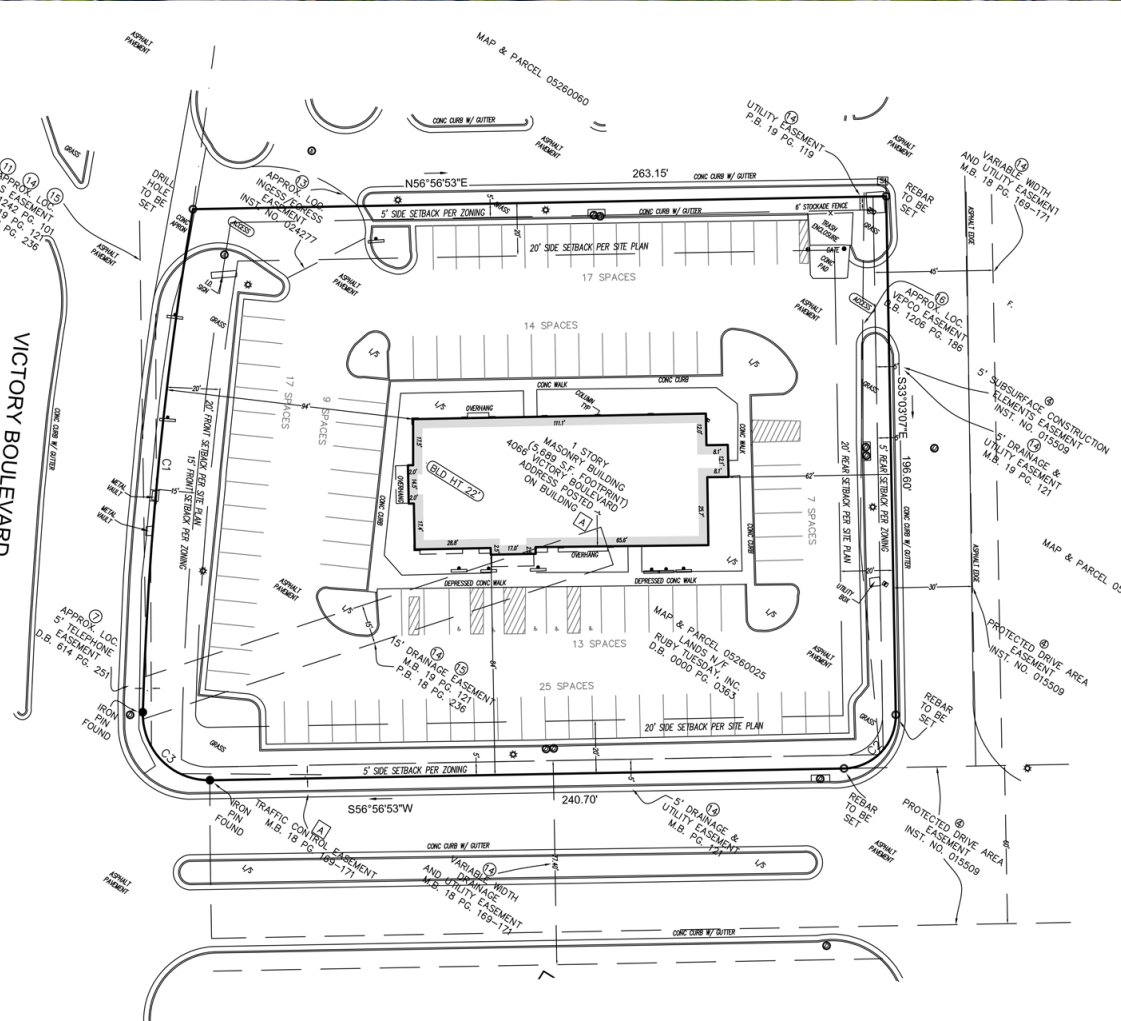
- 1.38 acre parcel
- Located at signalized main entrance to shopping center.
- Traffic Count: 21,000 VPD
- Easy access to and from I-264 with ramp less than 1,200 feet from site.
- New Rivers Casino Portsmouth will be located directly across I-264 to the south.

FOR FURTHER INFORMATION, PLEASE CONTACT:  
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