

COMMERCIAL LAND FOR LEASE

**THREE (3) PRIME CORNER SITES LOCATED AT:
Virginia Beach Boulevard & Birdneck Road
Virginia Beach, VA 23451**



FOR MORE INFORMATION:

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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

1096 VIRGINIA BEACH BLVD. (NORTHEAST CORNER)

SIZE: ± 1.087 AC
ZONING: OR (Oceanfront Resort)
AICUZ: > 75 DNL
LOCATION: Adjacent to Virginia Beach Sports Complex and Immediate proximity to Virginia Beach Convention Center.
ASSESSMENT: \$1,535,800
LAND LEASE: \$125,000 / YR

1110 & 1100 VIRGINIA BEACH BLVD. (NORTHWEST CORNER)

SIZE: ± 0.98 AC *(additional land available)*
ZONING: B-2 Commercial
AICUZ: APZ-2
LOCATION: Immediate proximity to Virginia Beach Convention Center and Sports Complex.
ASSESSMENT: \$1,030,000
LAND LEASE: \$125,000 / YR

1101 VIRGINIA BEACH BLVD. (SOUTHWEST CORNER)

SIZE: ± 0.647 AC
ZONING: B-2 Commercial
AICUZ: APZ-2
LOCATION: Immediate proximity to Virginia Beach Convention Center and Sports Complex.
ASSESSMENT: \$1,208,000
LAND LEASE: \$85,000 / YR

- Signalized Intersection
- 1.2 miles from Oceanfront
- An ideal corner location site for various retail or office, fast food, restaurants, or convenient stores.

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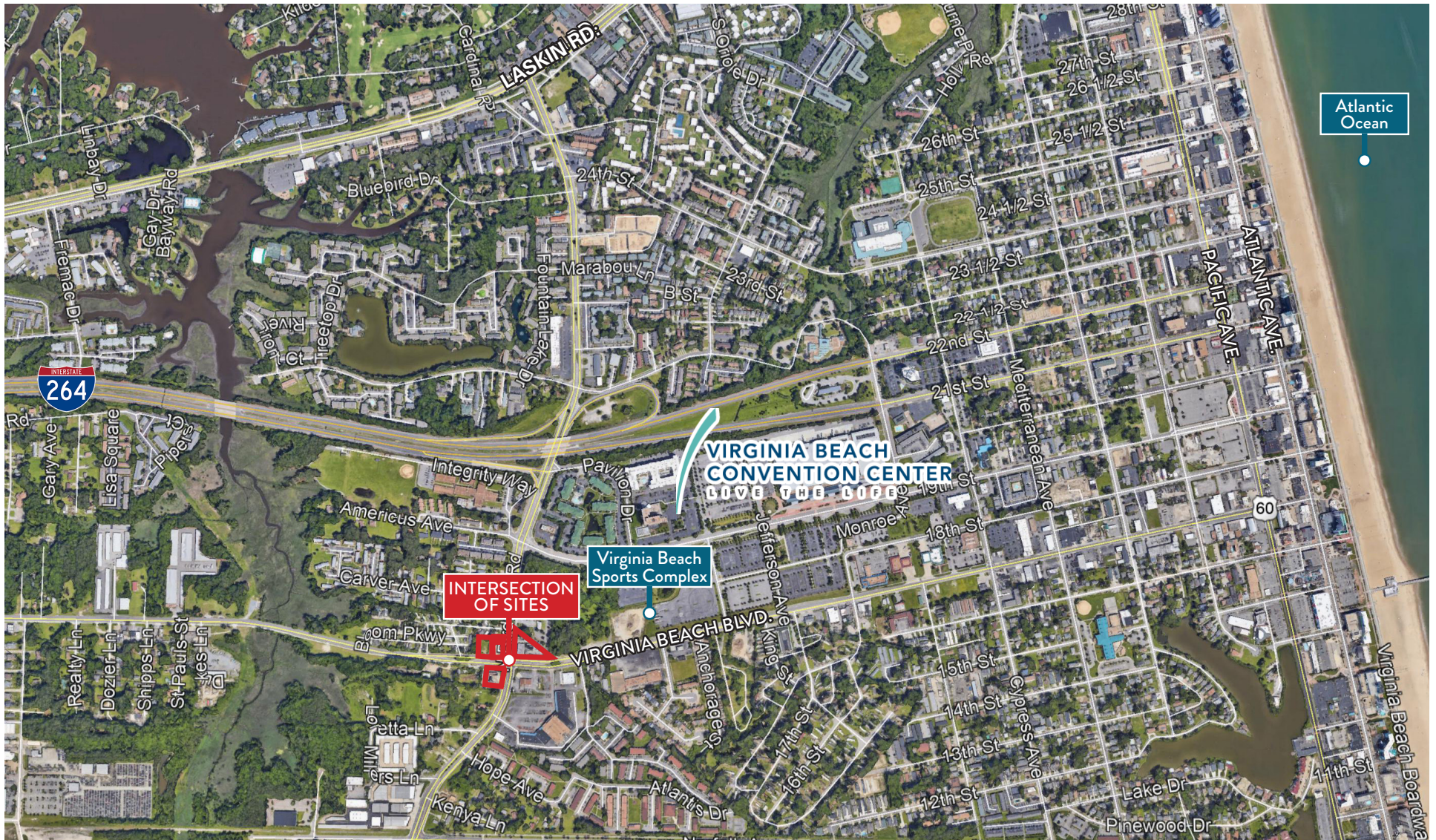
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AERIAL (1) HIGH VIEW



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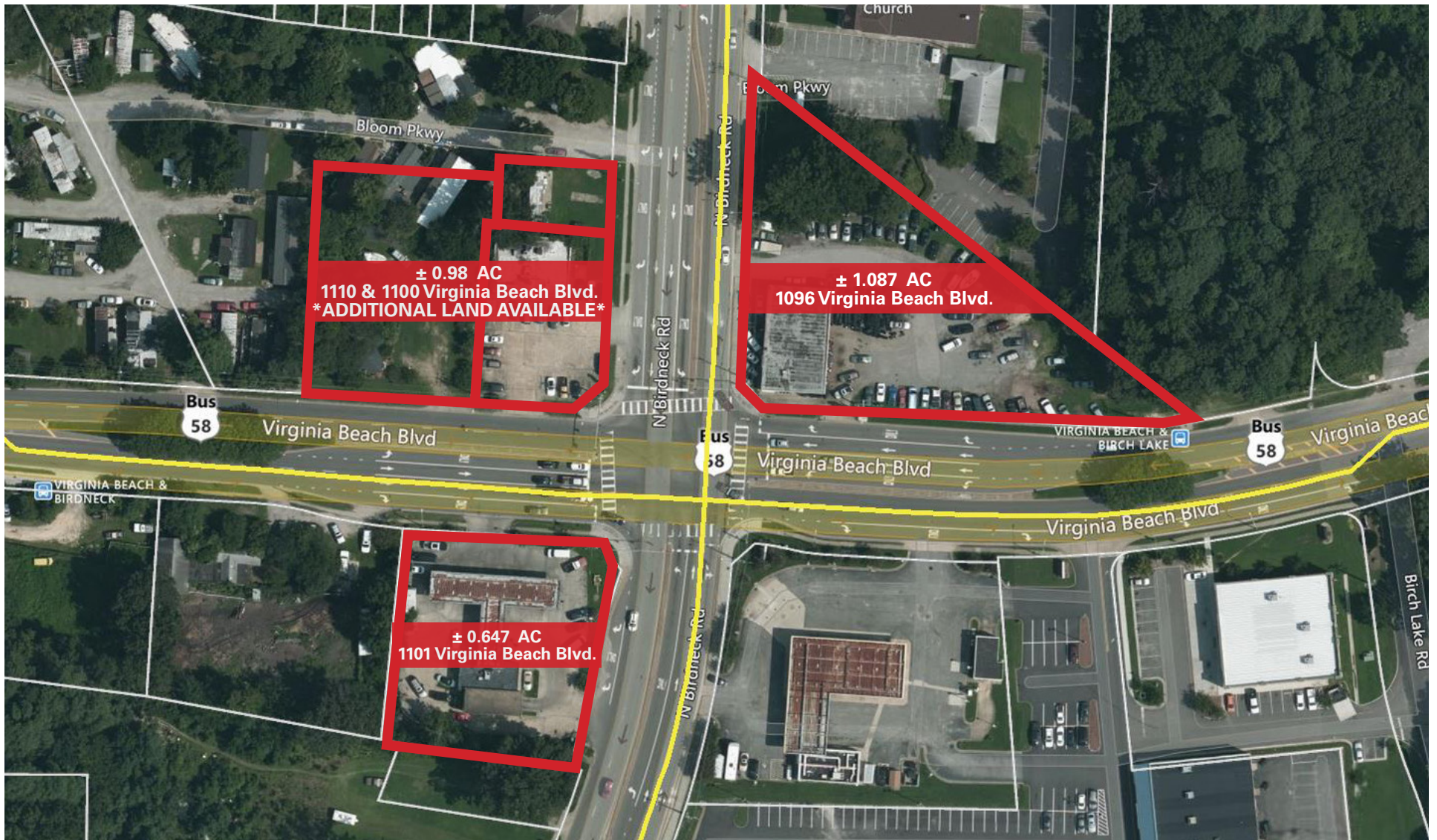
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AERIAL (2)
LOW VIEW



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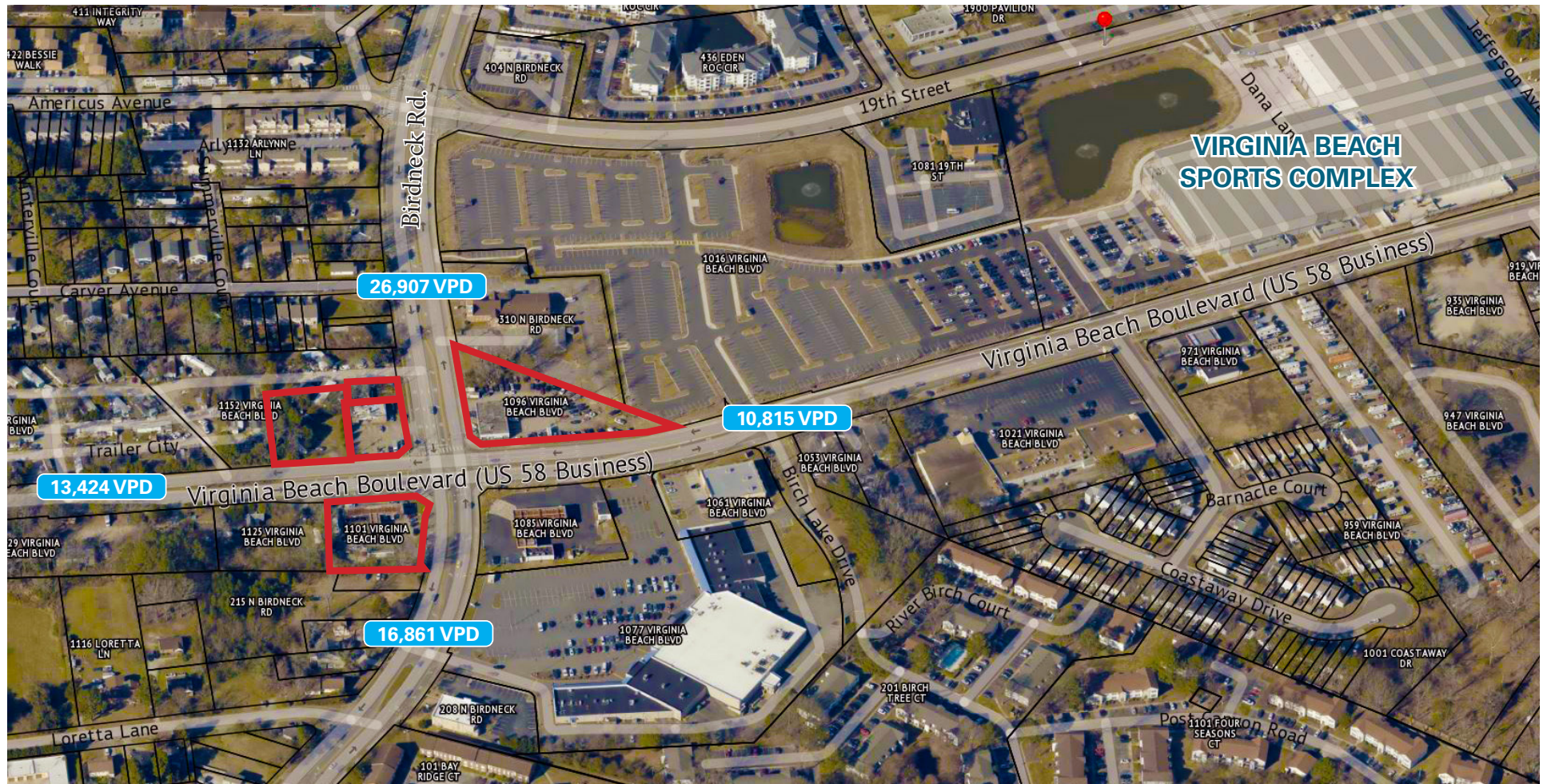
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AERIAL (3) TRAFFIC COUNTS



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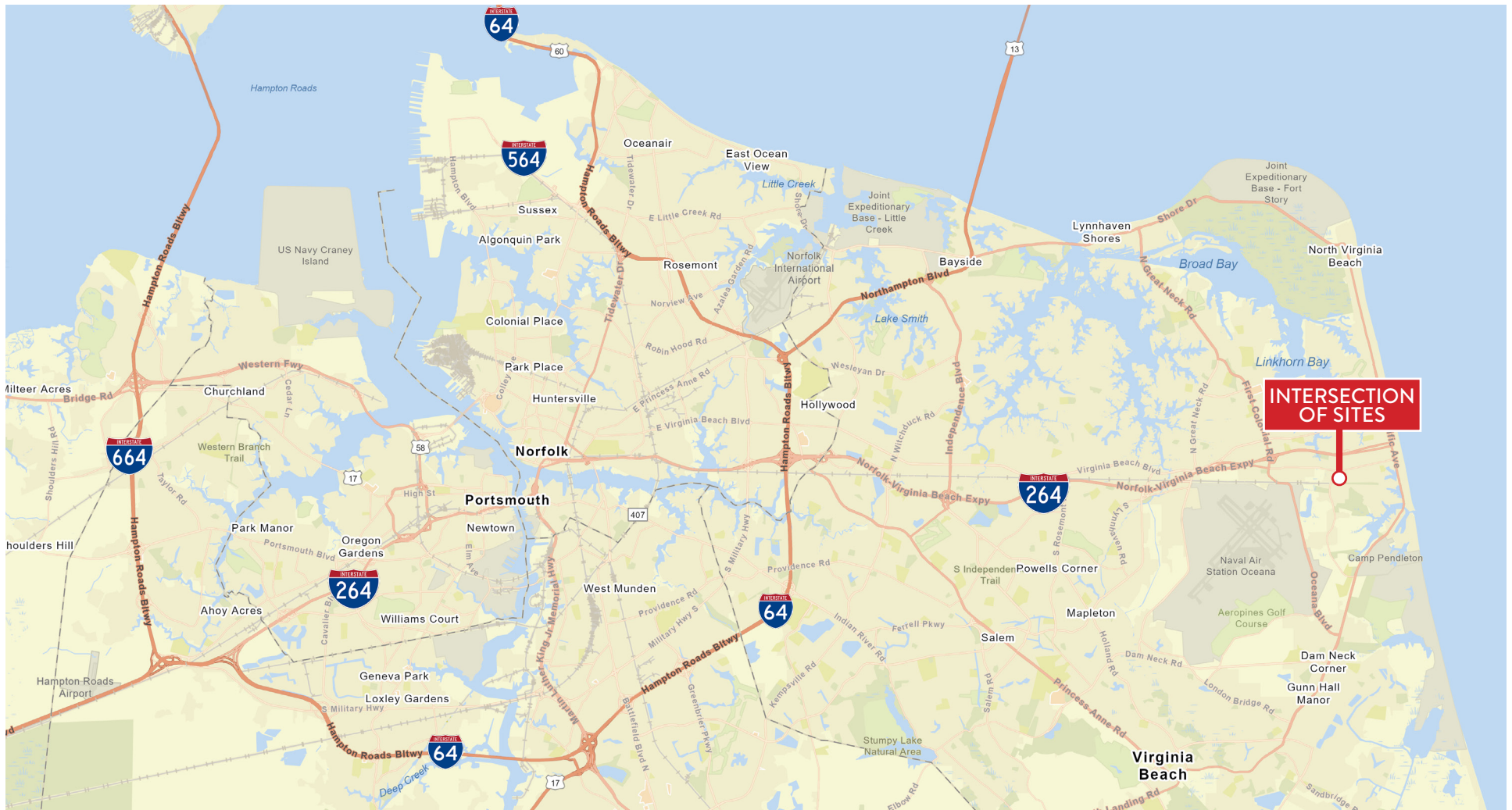
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LOCATION MAP



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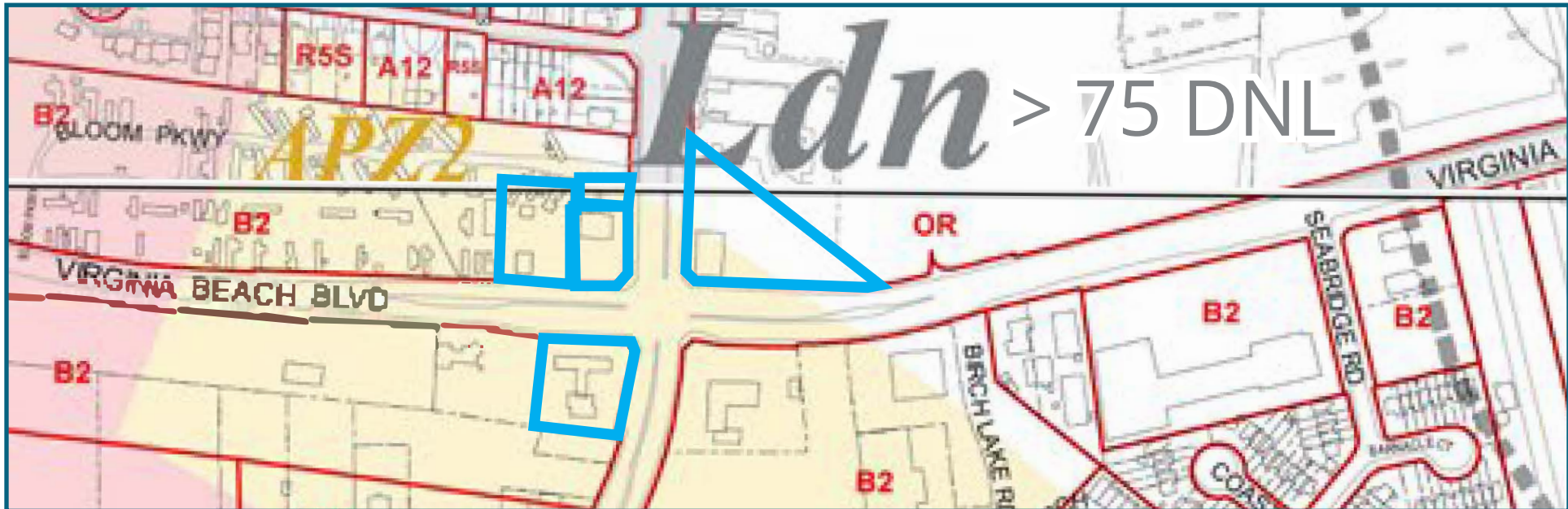
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AICUZ

KEY:

- Compatible
- Conditionally Compatible
- Incompatible

Table 1 ⁽¹⁾ LAND USE COMPATIBILITY WITHIN NOISE ZONES AND APZS							
Land Use	Noise Zones				APZs		
	Less than 65 DNL	65-70 DNL	70-75 DNL	Greater than 75 DNL	Clear Zone	APZ 1	APZ 2
Outdoor Amphitheaters							
Residential							
Transient Lodging							
Churches, Schools							
Commercial, Retail, Services							
Wholesale, Manufacturing							
Agriculture, Public Rights-of-way							



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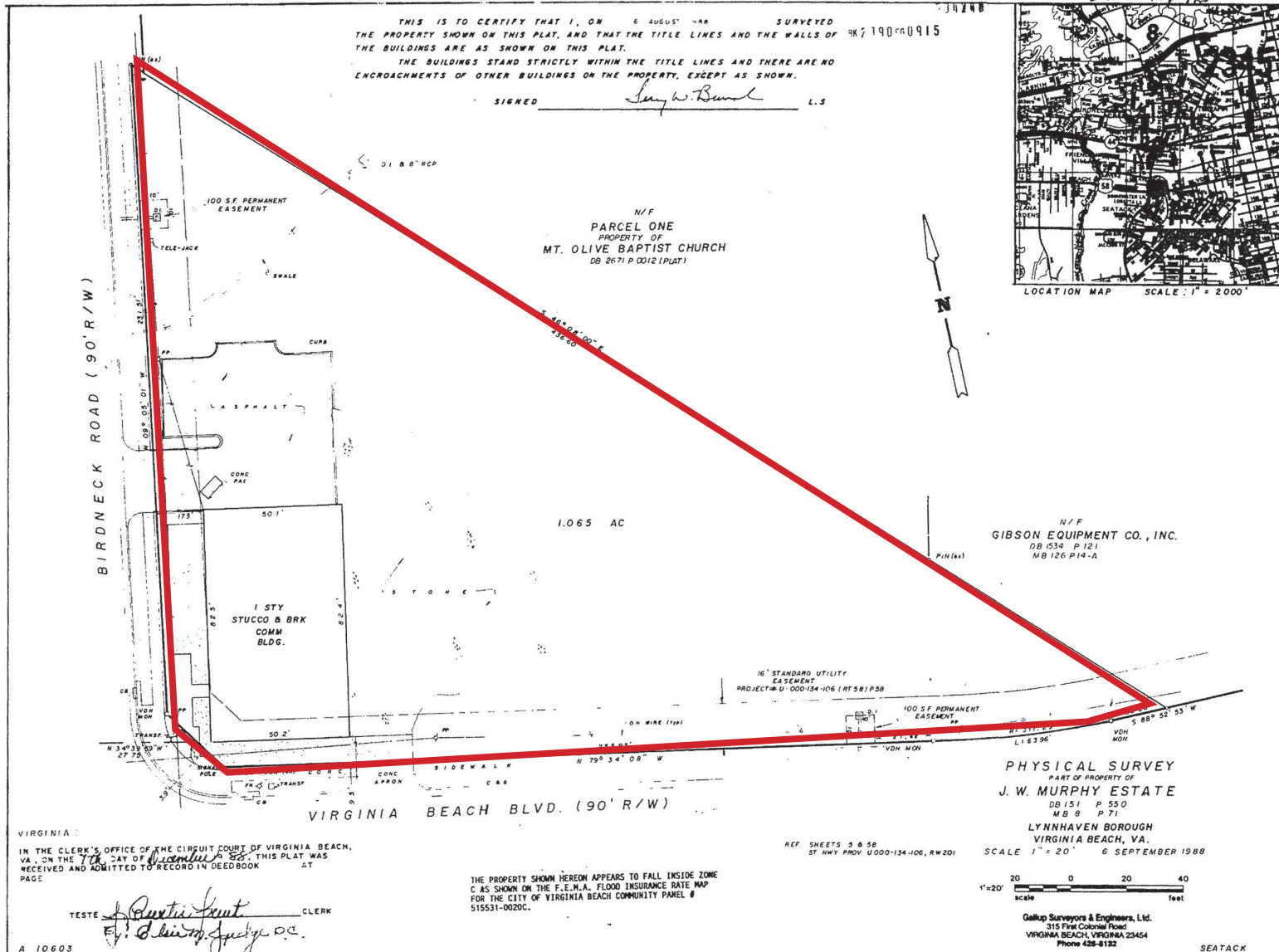
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1096 VIRGINIA BEACH BOULEVARD

NORTHEAST PLAT



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1 MILE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

1101 Virginia Beach Blvd, Virginia Beach, Virginia, 23451

Ring of 1 mile

KEY FACTS

15,309

Population



7,280

Households

32.3

Median Age

\$48,628

Median Disposable Income

EDUCATION

9%

No High School Diploma



22%

High School Graduate



37%

Some College



32%

Bachelor's/Grad/Prof Degree

INCOME



\$57,775

Median Household Income



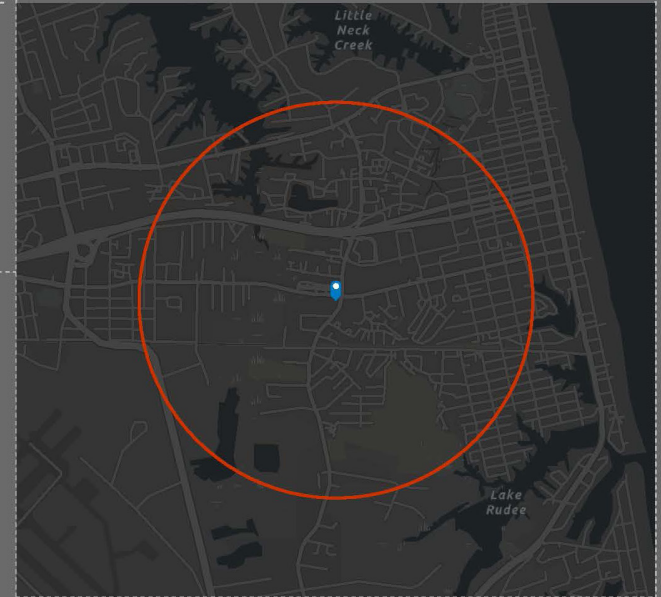
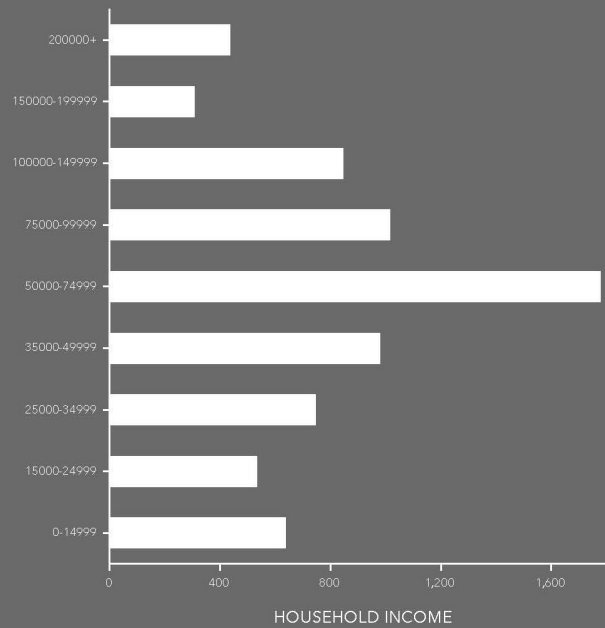
\$40,000

Per Capita Income



\$24,332

Median Net Worth



EMPLOYMENT



59%

White Collar



23%

Blue Collar



19%

Services

4.8%

Unemployment Rate

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3 MILE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

1101 Virginia Beach Blvd, Virginia Beach, Virginia, 23451

Ring of 3 miles

KEY FACTS

52,198

Population



23,405

Households

35.4

Median Age

\$57,262

Median Disposable Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



33%

Some College



43%

Bachelor's/Grad/Prof Degree

INCOME



\$72,654

Median Household Income



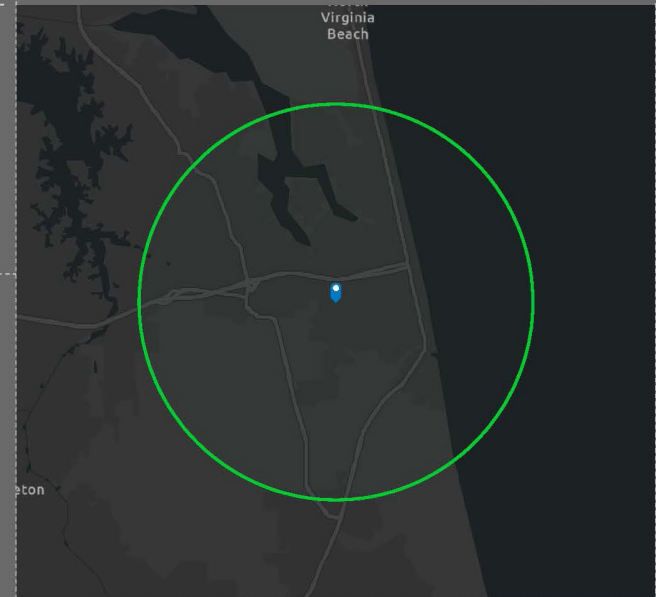
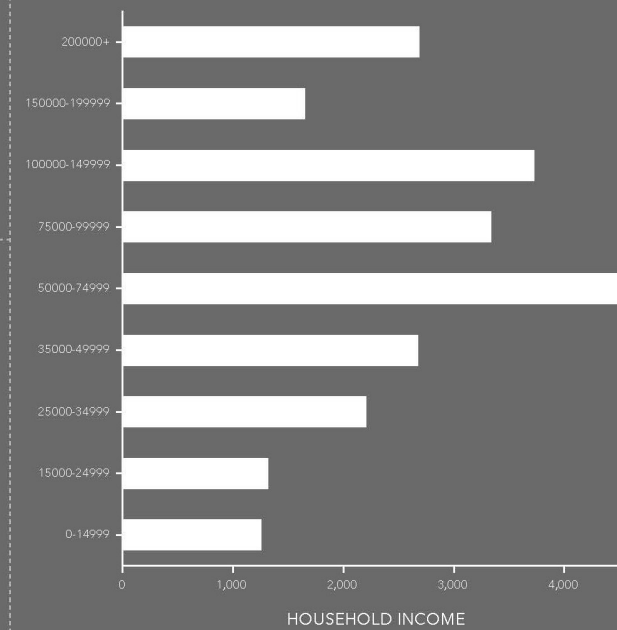
\$50,322

Per Capita Income



\$83,727

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

17%



Services

16%

4.1%

Unemployment Rate

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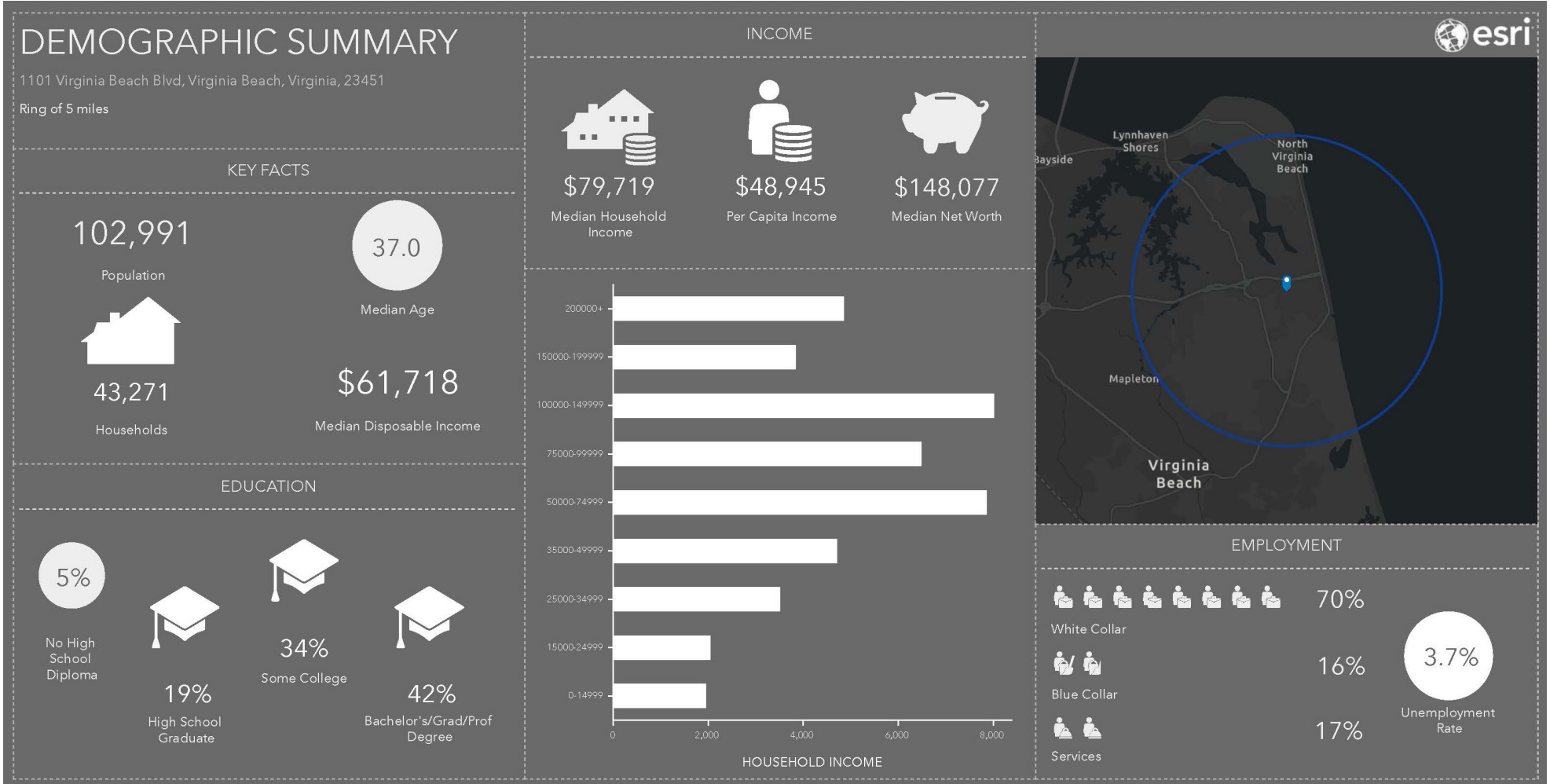
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5 MILE DEMOGRAPHICS



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