

land FOR SALE



LAND PARCELS (& ALL ASSOCIATED STRUCTURES) | 529 & 541 Downey Drive, Virginia Beach, Virginia

SALE PRICE: \$1.8 MILLION

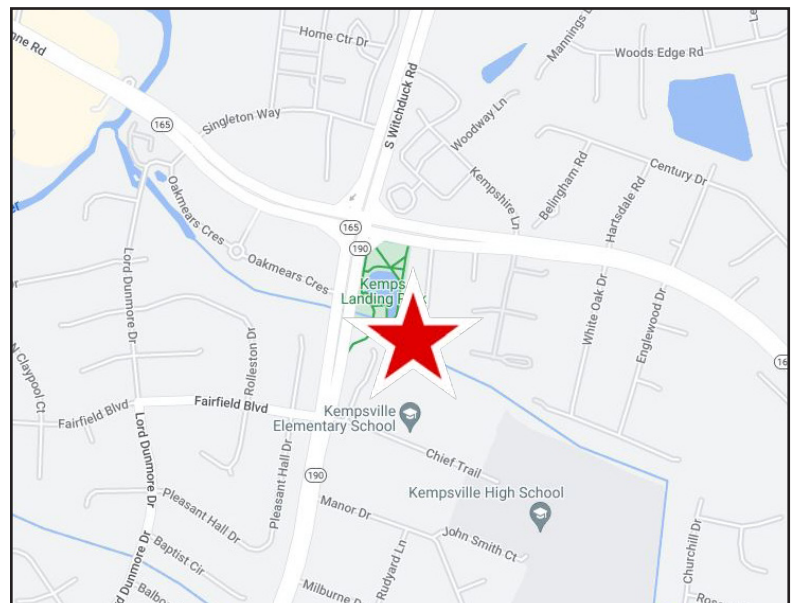
PROPERTY FEATURES:

- **Three (3) parcels equaling ±2.59 AC of land** with associated improvements in the Kempsville area of Virginia Beach!
- **Located directly behind Kemps Landing Park** and beside Kempsville elementary school
- **Above average demographics!** High population, average HH income, number of households within a 1-5 mile radius!
- **Access point** along Princess Anne Rd. with traffic counts at 30,000 VPD at intersection.
- **Less than 1/4 mile to I-264**
- **Zoned: R-10 (Residential)**



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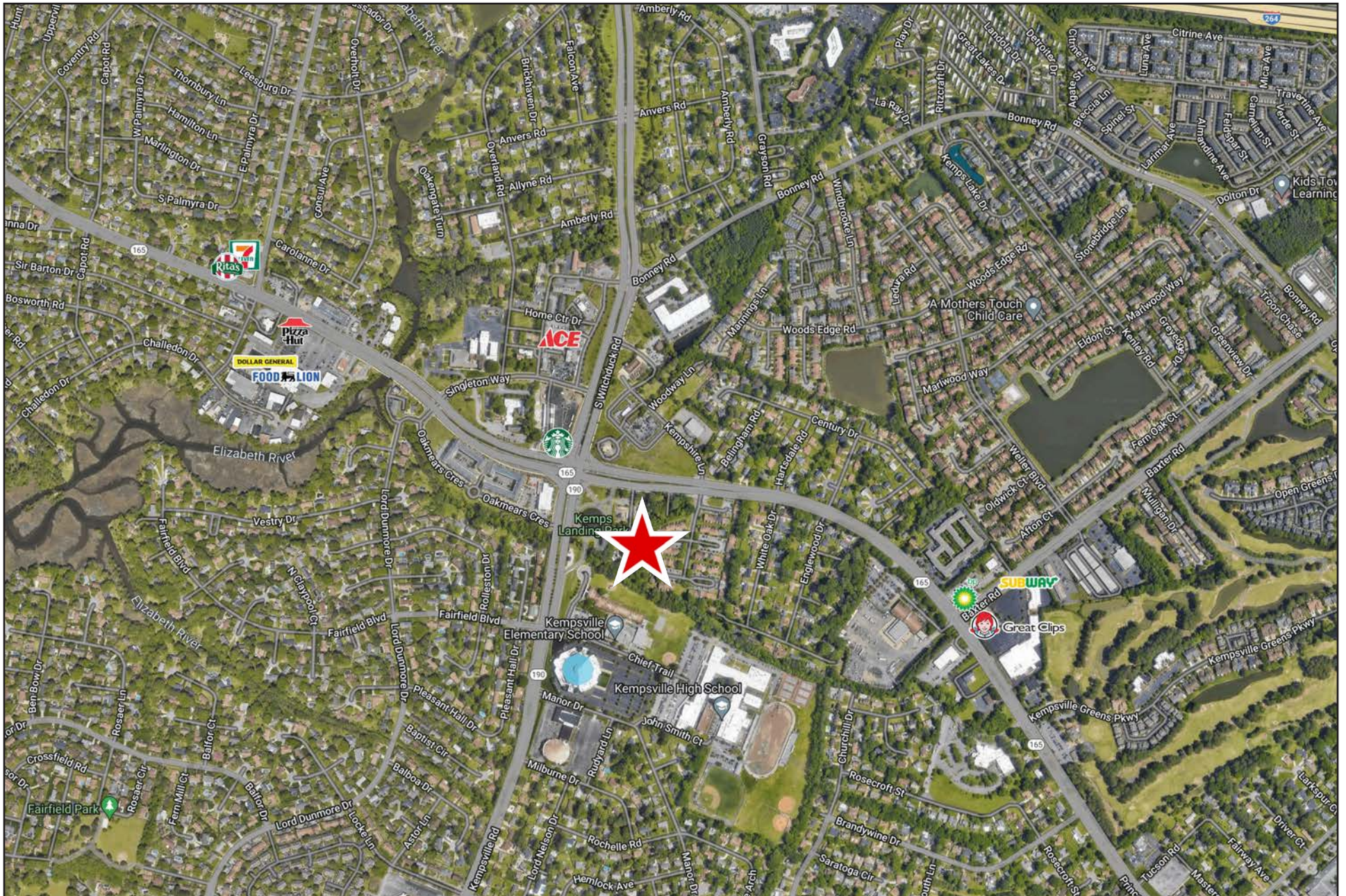
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,390	135,856	315,570
Avg HH Income	\$94,730	\$88,003	\$90,658
Households	5,610	51,939	118,297
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Daytime Employees	4,890	35,527	58,478



SURVEY



SHORT RANGE AERIAL



LONG RANGE AERIAL

