

# land FOR SALE



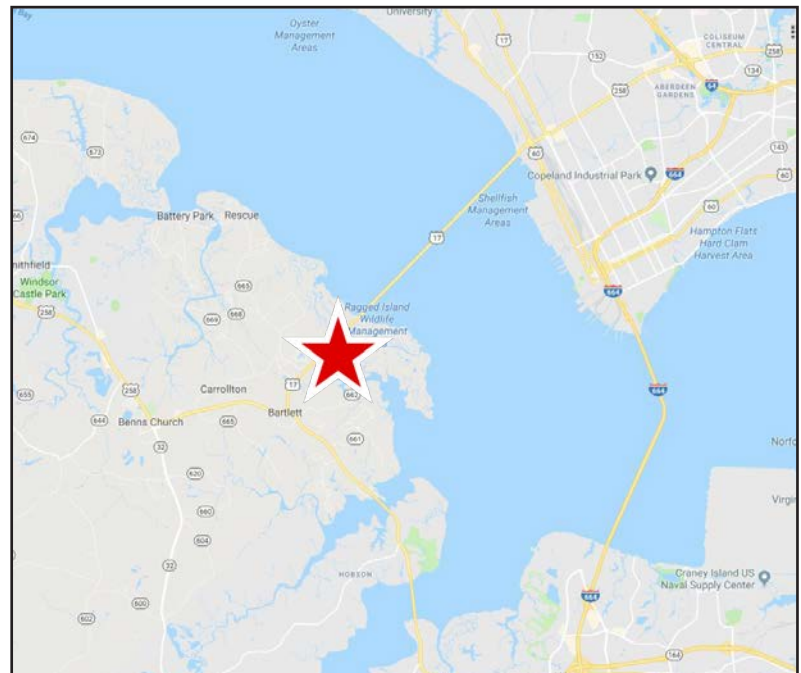
Eagle Harbor | Carrollton Blvd., Marsh Landing Rd. & Harbor Point Ln., Isle of Wight

PRICE: \$ ~~950,000.00~~ **850,000.00**

### PROPERTY FEATURES:

- **2.6 acres located at a corner, signaled intersection** with 384' fronting Eagle Harbor Apartments and the rapidly expanding Eagle Harbor residential community
- **Close proximity** to Eagle Harbor Shopping Center containing Food Lion
- **The property is zoned GC (General Commercial)** and it is located approximately one mile from the James River Bridge
- **Growing demographics** and an average of 14,507 VPD along Carrollton Boulevard

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Est. Population	8,105	19,044	222,936
Avg HH Income	\$92,406	\$104,345	\$76,806
Households	3,383	7,784	93,306



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Eagle Harbor Apartments

Eagle Harbor Shopping Center



# RESIDENTIAL & MIXED-USE PIPELINE PROJECTS

