

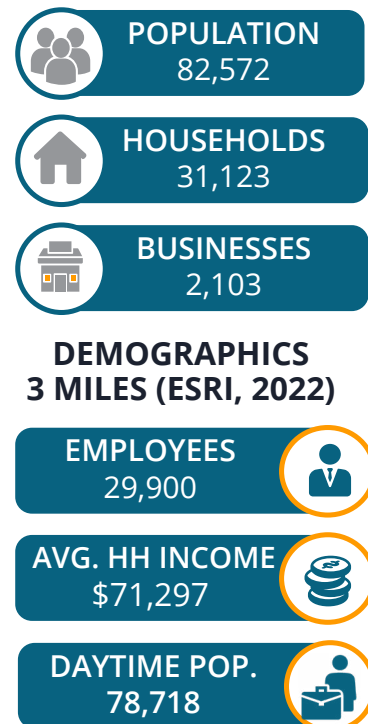
LAND FOR SALE

3910 Victory Boulevard, Portsmouth, VA



ABOUT PROPERTY

- ± 2.73 AC
- Redevelopment Opportunity
- Located in Victory Crossing Shopping Center, anchored by Lowe's Home Improvement
- Across the interstate from the new Rivers Casino in the Portsmouth Entertainment District
- Zoned GMU (General Mixed Use)
- Perfect for small shops, self-storage, or some type of redevelopment
- \$1.25 MILLION



For more information:

A'DAYE FOSTER
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999 Waterside Drive • Suite 1400
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

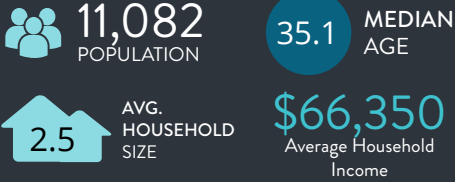
www.HarveyLindsay.com

3910 Victory Blvd., Portsmouth, VA

DEMOGRAPHICS (ESRI, 2022)

1 MI.

KEY FACTS



BUSINESSES

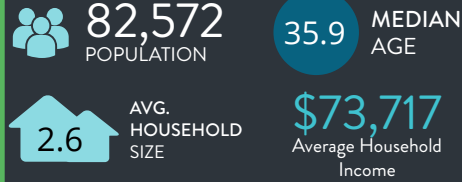


INCOME



3 MI.

KEY FACTS



BUSINESSES



INCOME



5 MI.

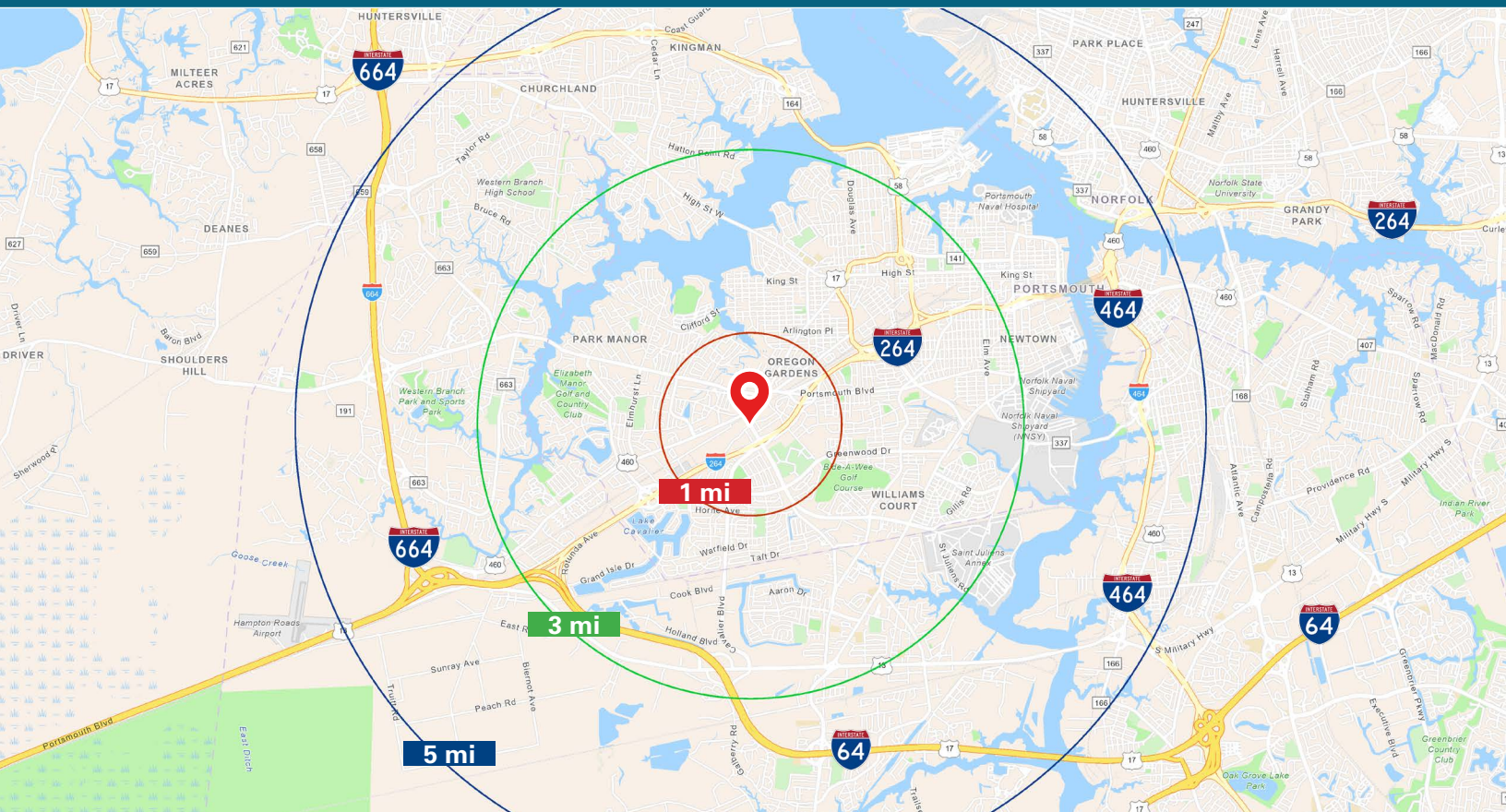
KEY FACTS



BUSINESSES



INCOME



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RETAIL AERIAL VIEW

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PORTSMOUTH ENTERTAINMENT DISTRICT

ENTERTAINMENT DISTRICT (AND CASINO)

Rivers Casino Portsmouth celebrated its grand opening, making history as the Commonwealth of Virginia's first full-service permanent casino. Rivers Casino Portsmouth's estimated annual payroll will be \$62 million with a Portsmouth First commitment to build a diverse workforce and to hire locally.

As the anchor of Portsmouth's up-and-coming Entertainment District, the new Rivers Casino includes plans for a hotel, indoor and outdoor concert venues, conference space, multiple restaurants and more.

SOURCE: WWW.ACCESSPORTSMOUTHVA.COM



OPENED: JANUARY 2023



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