

# 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



POPULATION  
82,572



HOUSEHOLDS  
31,123



BUSINESSES  
2,103

### DEMOGRAPHICS 3 MILES (ESRI, 2022)

EMPLOYEES  
29,900



AVG. HH INCOME  
\$71,297



DAYTIME POP.  
78,718



For more information:

A'DAYE FOSTER  
757.640.8249

[AdayeFoster@HarveyLindsay.com](mailto:AdayeFoster@HarveyLindsay.com)

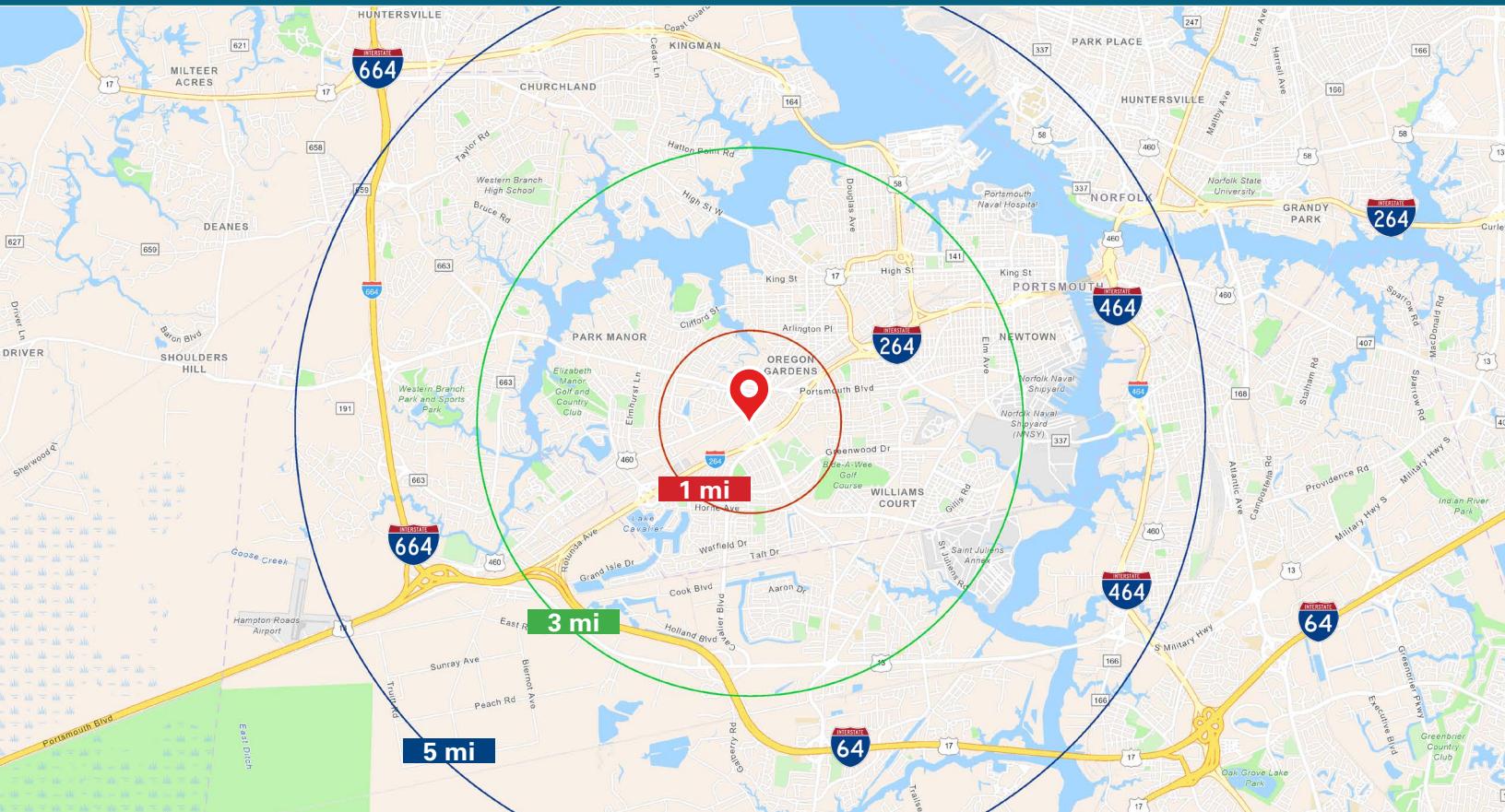
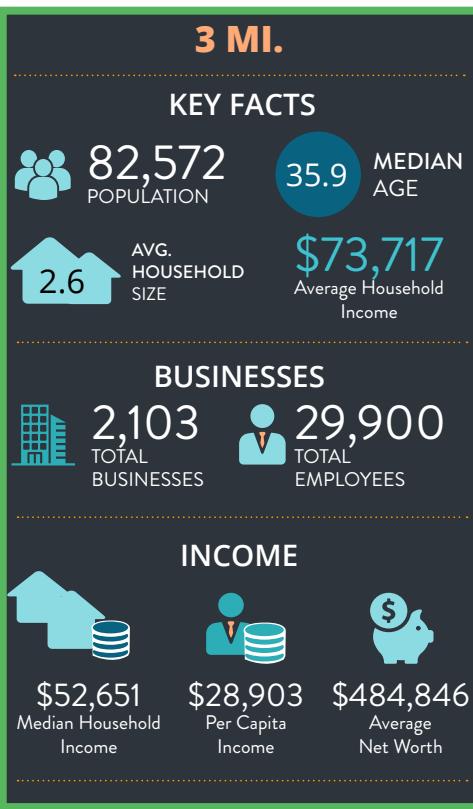
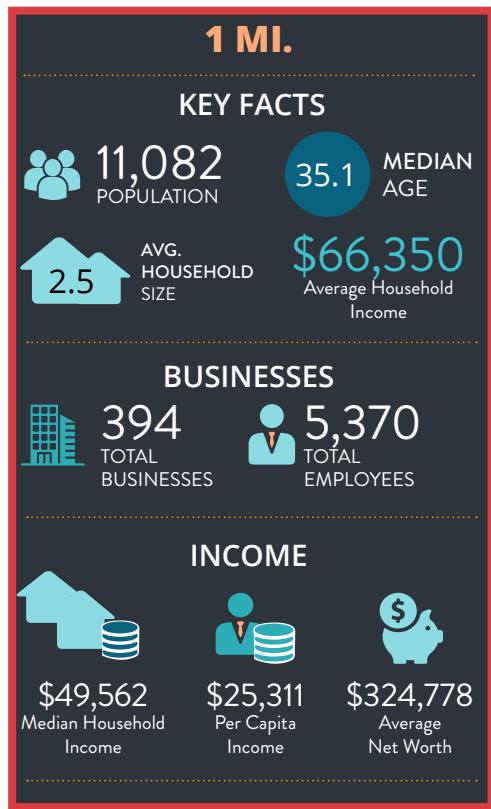
ANDY STEIN  
757.640.9463

[AndyStein@HarveyLindsay.com](mailto:AndyStein@HarveyLindsay.com)

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)



For more information:

A'DAYE FOSTER  
757.640.8249

[AdayeFoster@HarveyLindsay.com](mailto:AdayeFoster@HarveyLindsay.com)

ANDY STEIN  
757.640.9463

[AndyStein@HarveyLindsay.com](mailto:AndyStein@HarveyLindsay.com)

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

# RETAIL AERIAL VIEW

3910 Victory Blvd., Portsmouth, VA



For more information:

A'DAYE FOSTER  
757.640.8249

[AdayeFoster@HarveyLindsay.com](mailto:AdayeFoster@HarveyLindsay.com)

ANDY STEIN  
757.640.9463

[AndyStein@HarveyLindsay.com](mailto:AndyStein@HarveyLindsay.com)

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757.640.8700

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

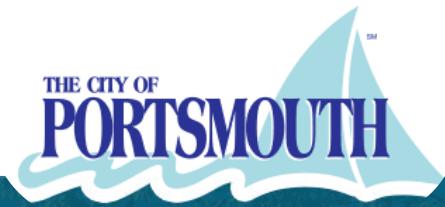
The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

**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](http://WWW.ACCESSPORTSMOUTHVA.COM)



**OPENED: JANUARY 2023**



**KLAI JUBA WALD**  
architecture + interiors

For more information:

A'DAYE FOSTER  
757.640.8249

[AdayeFoster@HarveyLindsay.com](mailto:AdayeFoster@HarveyLindsay.com)

ANDY STEIN  
757.640.9463

[AndyStein@HarveyLindsay.com](mailto:AndyStein@HarveyLindsay.com)

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)