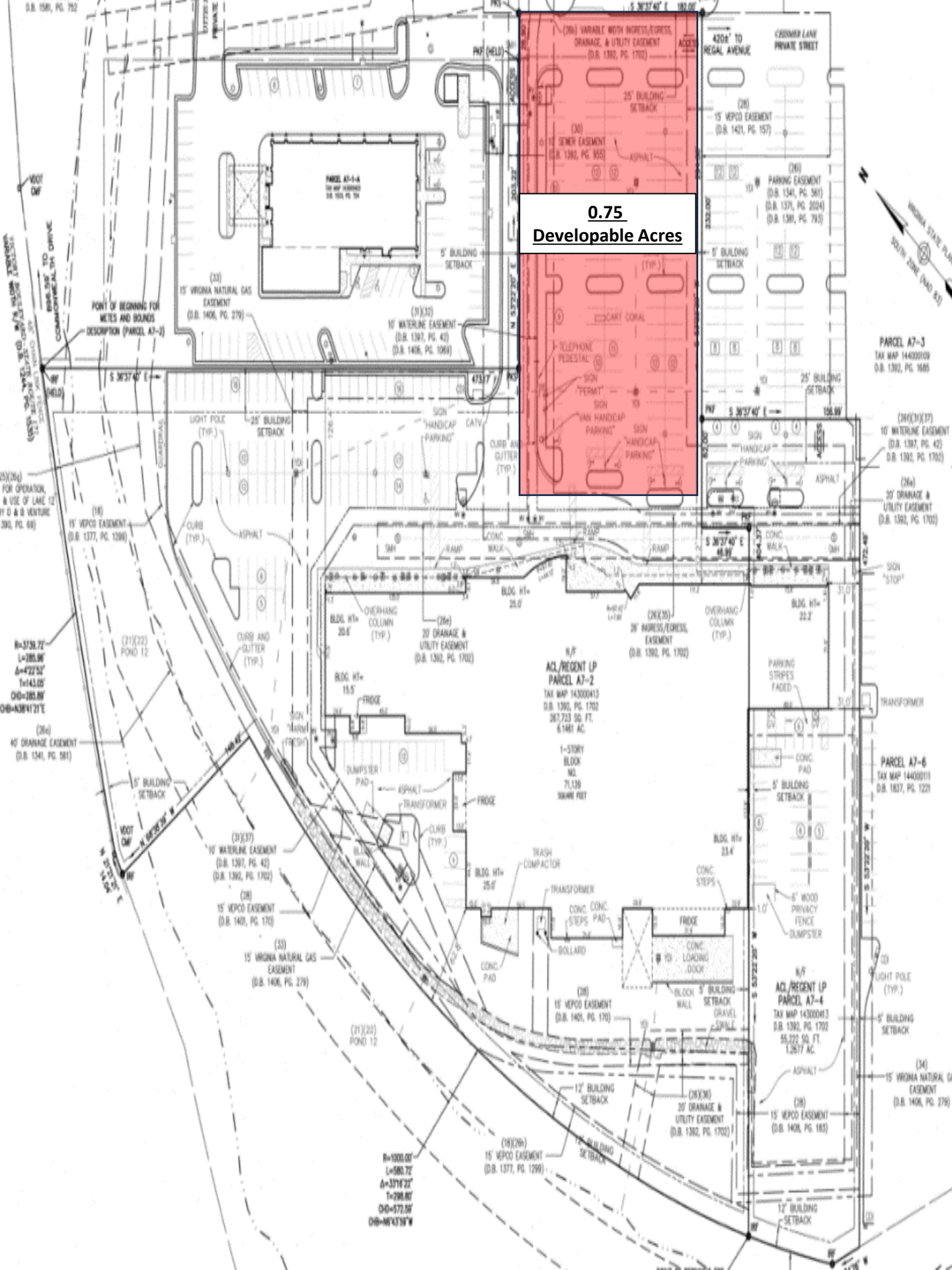




DEMOGRAPHICS	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Total Households	5,777	36,787	27,976
Total Population	14,238	90,280	271,292
Average HH Income	\$76,869	\$78,877	\$74,097
Daytime Population	10,882	58,825	139,854

Retail/Medical/Office
0.75 acres For Sale or Built to Suit
140 Arthur Way ; Newport News, VA 23602
Colin Edwards (Owner)
(404) 242-7462 ; colinbedwards@gmail.com



**0.75
Developable Acres**



PARCEL A7-3
TAX MAP 14400010
D.B. 1392, PG. 1665

(20)(31)(37)
10' WATERLINE EASEMENT
(D.B. 1397, PG. 42)
D.B. 1392, PG. 1702

(26a)
20' DRAINAGE & UTILITY EASEMENT
(D.B. 1392, PG. 1702)

PARCEL A7-6
TAX MAP 14400011
D.B. 1837, PG. 1221

N/F
**ACL/REGENT LP
PARCEL A7-4**
TAX MAP 14300013
D.B. 1392, PG. 1702
55,222 SQ. FT.
1.2677 AC.

(34)
15' VIRGINIA NATURAL GAS EASEMENT
(D.B. 1406, PG. 279)

(26) VARIABLE WIDTH WALKWAY, EGRESS, DRAINAGE, & UTILITY EASEMENT
(D.B. 1392, PG. 1702)

(30)
15' SEWER EASEMENT
(D.B. 1392, PG. 955)

N/F
**ACL/REGENT LP
PARCEL A7-2**
TAX MAP 14300013
D.B. 1392, PG. 1702
267,723 SQ. FT.
6.1487 AC.

1-STORY
BLOCK
NO.
71,130
30000 SPT

(28)
15' VEPD EASEMENT
(D.B. 1406, PG. 170)

(28)
20' DRAINAGE & UTILITY EASEMENT
(D.B. 1392, PG. 1702)

(28)
15' VEPD EASEMENT
(D.B. 1377, PG. 1299)

28 530, PG. 752

POINT OF BEGINNING FOR METES AND BOUNDS DESCRIPTION (PARCEL A7-2)

(3)(26)
FOR OPERATION, & USE OF LAKE 12 BY D & B VENTURE 392, PG. 68

R=3739.72
L=285.96
Δ=422°52'
T=143.05'
D=285.89'
OB=438°42'17"E

(26a)
45' DRAINAGE EASEMENT
(D.B. 1341, PG. 581)

(31)(37)
10' WATERLINE EASEMENT
(D.B. 1397, PG. 42)
D.B. 1392, PG. 1702

(28)
15' VEPD EASEMENT
(D.B. 1401, PG. 170)

(33)
15' VIRGINIA NATURAL GAS EASEMENT
(D.B. 1406, PG. 279)

R=1900.07
L=580.72
Δ=371°22'
T=298.85'
D=572.59'
OB=6°43'19"W

(28)
15' VEPD EASEMENT
(D.B. 1377, PG. 1299)