

±28.80  
Acres

# Industrial Land Sale or Lease

## Chamie Burroughs

Senior Vice President  
+1 757 217 1878  
chamie.burroughs@colliers.com

## H. Ashton Williamson, MAI, SIOR

Executive Vice President  
+1 757 288 3438  
ashton.williamson@colliers.com

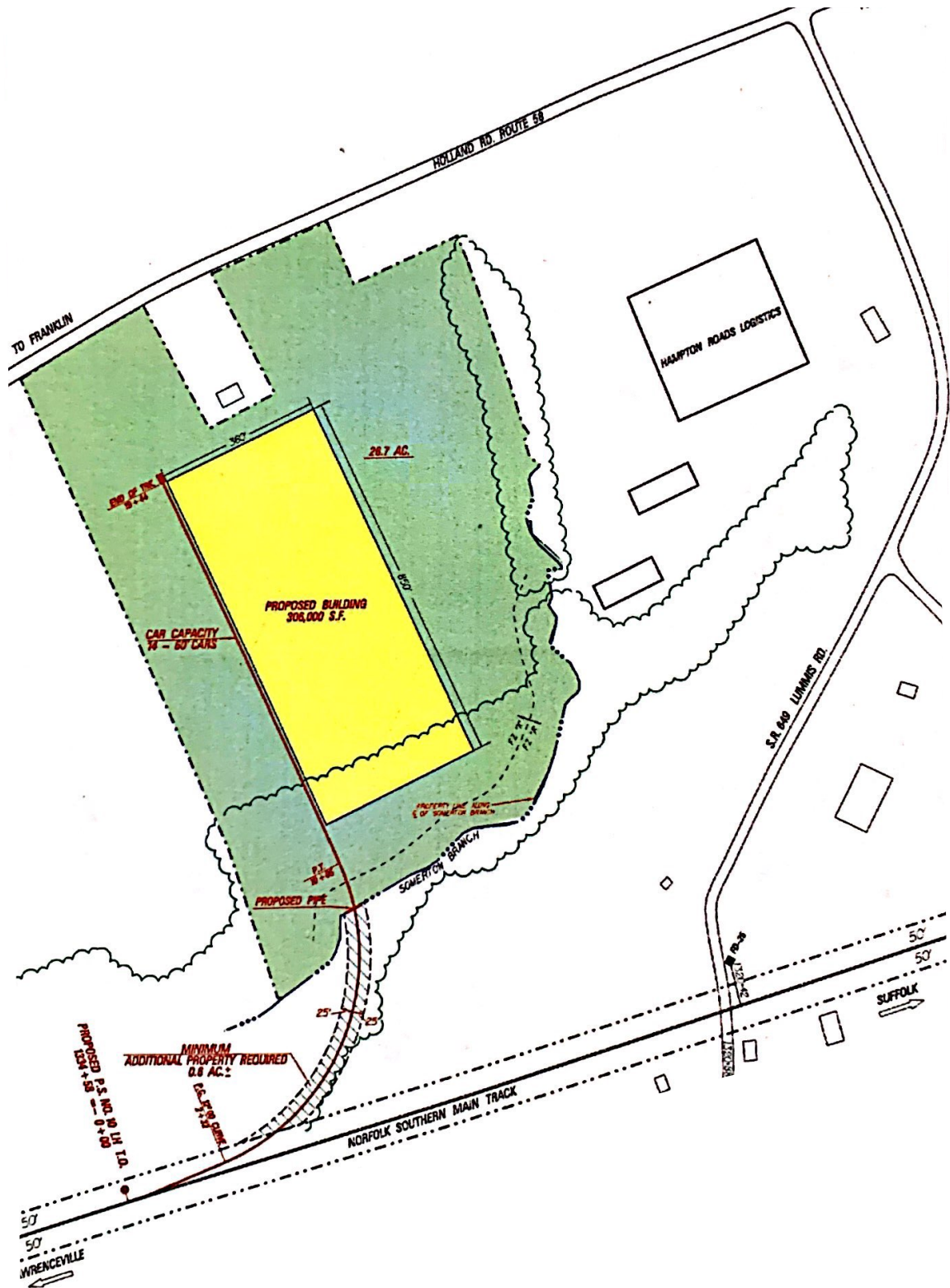
150 W. Main St., Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300  
colliers.com/norfolk

## Holland Road Industrial Tract Suffolk, VA 23434

### Features:

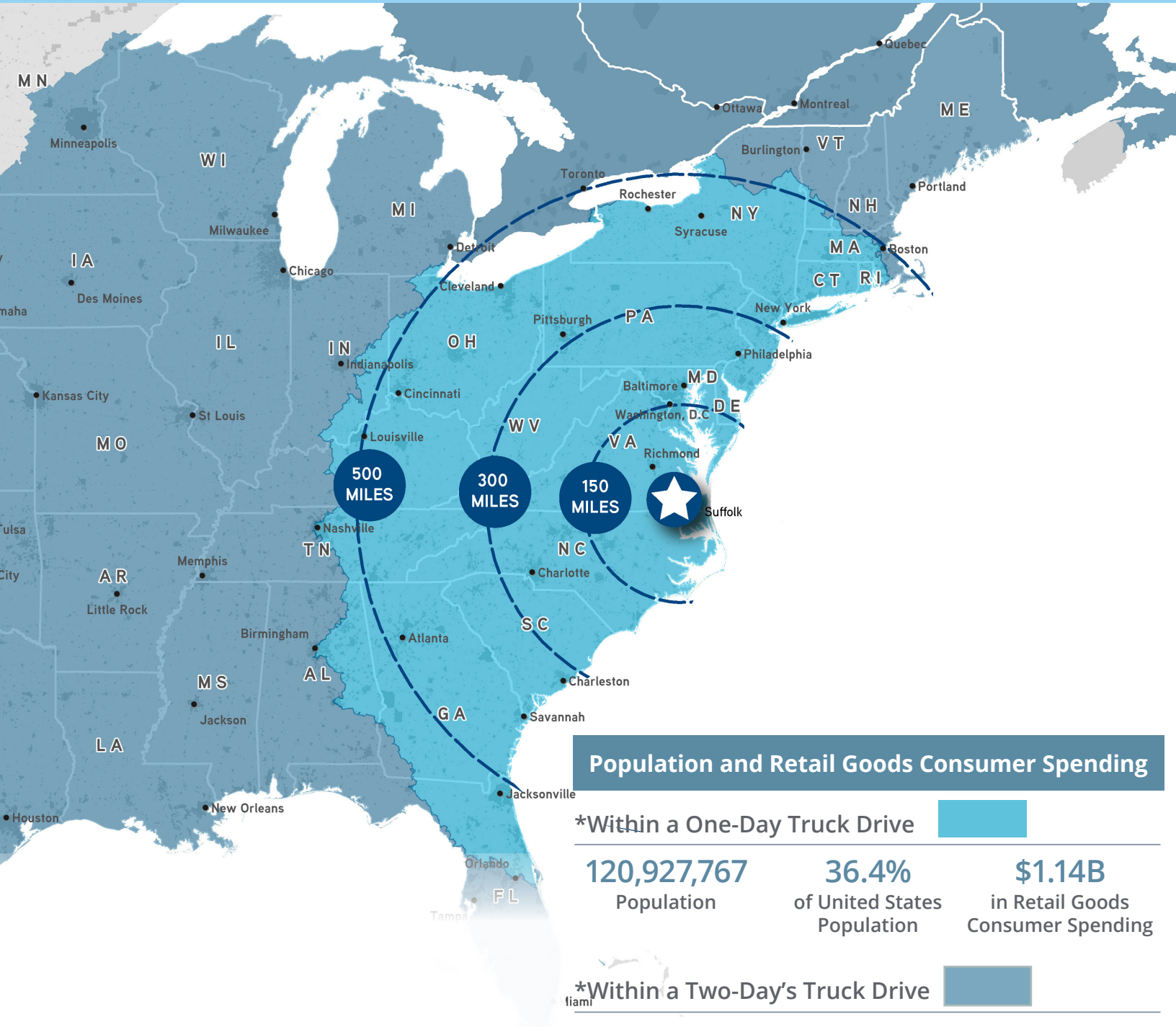
- ±28.80 Acres, mostly cleared & cultivated
- ±500' of frontage on Rt 58, depth up to ±1,500'
- Zoned M-1
- Municipal water available at frontage
- Available connectivity by Spectrum
- Landlord will consider a Joint Venture on development
- Average Annual Weekday Traffic: 1,900
- For Sale or Lease
- Sale Price: \$100,000/Acre

# Property Drawings



# Population and Retail

## Goods Consumer Spending



### Population and Retail Goods Consumer Spending

\*Within a One-Day Truck Drive

120,927,767  
Population

36.4%  
of United States  
Population

\$1.14B  
in Retail Goods  
Consumer Spending

\*Within a Two-Day's Truck Drive

239,576,765  
Population

72.2%  
of United States  
Population

\$2.18B  
in Retail Goods  
Consumer Spending

# Aerial Map

## Route 58/Holland Road Corridor Improvements

Expanding to 6-Lane Divided Roadway  
December 2024 Scheduled Completion



### Area Demographics

5-Mile (2024)



9,517  
Total Population

4,532  
Labor Force



\$108,582  
Average HH Income

10-Mile (2024)



60,947  
Total Population

27,669  
Labor Force



\$98,815  
Average HH Income

15-Mile (2024)



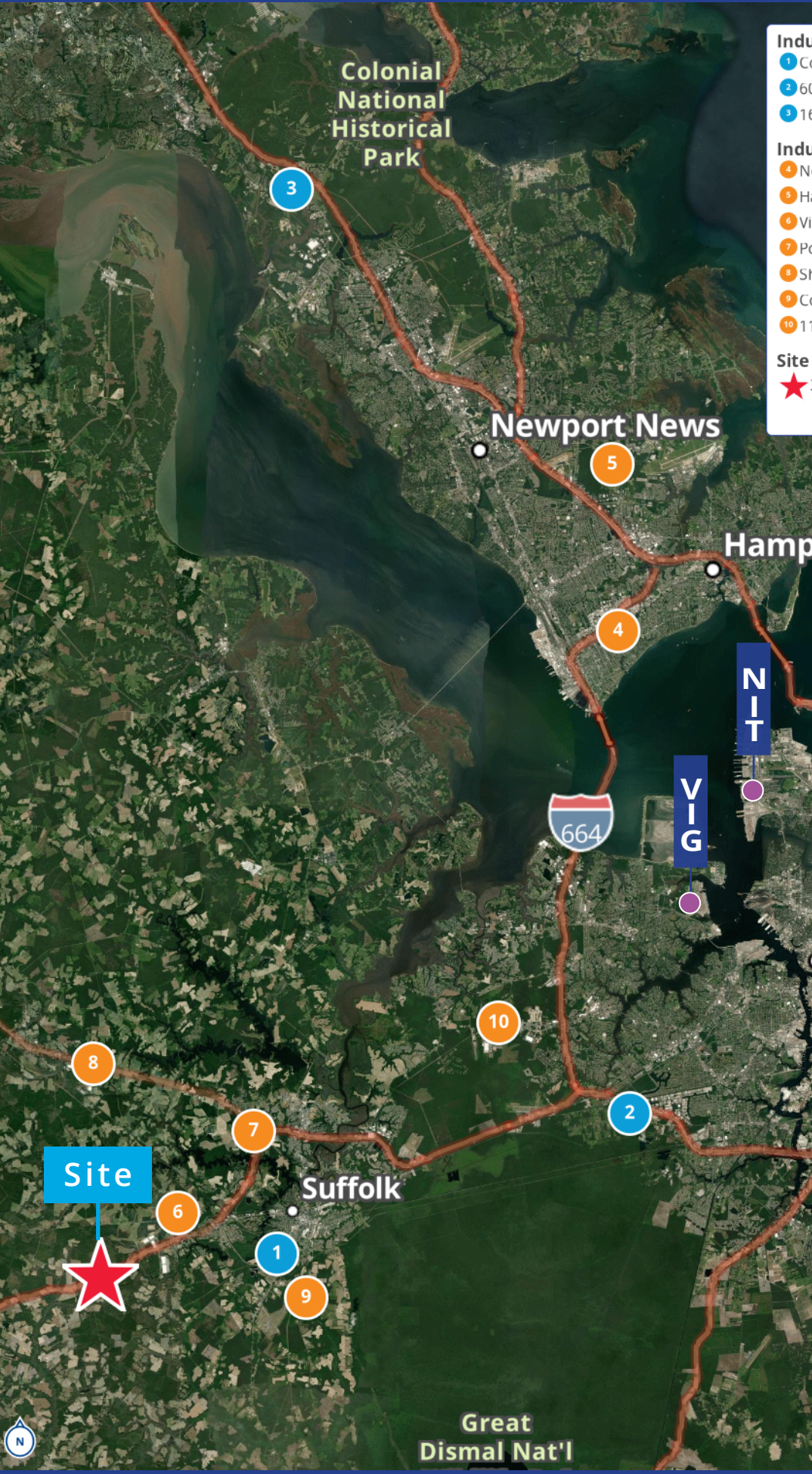
92,307  
Total Population

42,612  
Labor Force



\$99,179  
Average HH Income

# Norfolk Spec Pipeline



**Industrial Developments - Under Construction**

- 1 Coastal Logistics Center
- 2 600 Curtis Saunders Ct
- 3 1637 Green Mount Pkwy

**Industrial Developments - 2023 Groundbreaking**

- 4 Northpoint Development
- 5 Hampton Roads Logistics Center
- 6 Virginia Commerce Center
- 7 Port 460 Logistics Center
- 8 Shirley T. Holland
- 9 Coastal Logistics Center
- 10 115 Maya Way

**Site**

- ★ 3801 Holland Rd



**Chamie Burroughs**  
Senior Vice President  
+1 757 217 1878  
chamie.burroughs@colliers.com

**H. Ashton Williamson, MAI, SIOR**  
Executive Vice President  
+1 757 228 3438  
ashton.williamson@colliers.com

150 W. Main St., Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300  
colliers.com/norfolk