

1.40 ACRES - SITE

2411 GUM ROAD,
CHESAPEAKE, VA

POSSIBLE HOTEL OR
DEVELOPMENT

2411 GUM ROAD
CHESAPEAKE, VA 23321



PROPERTY INFORMATION

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1.4 Acres Site

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1 PROPERTY INFORMATION

2411 Gum Road
Chesapeake, VA 23321

Property Summary



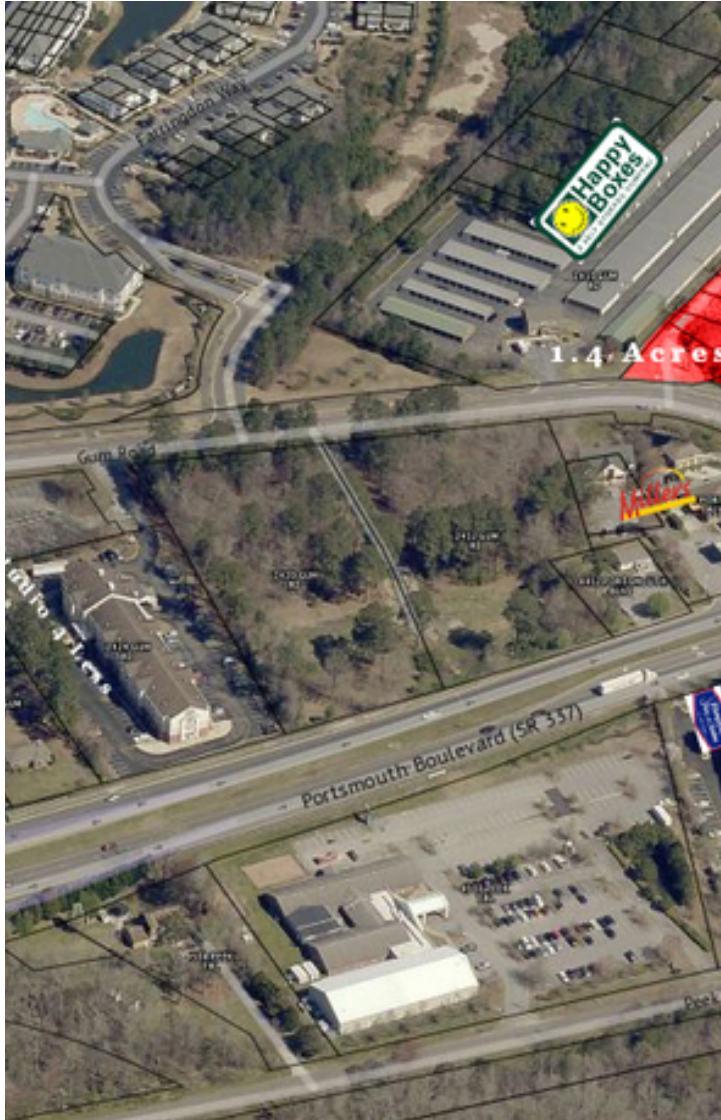
OFFERING SUMMARY

| | |
|-------------|--------------|
| Sale Price: | \$950,000 |
| Lot Size: | 1.4 Acres |
| Zoning: | B 2 |
| Market: | Hampton Road |
| Submarket: | Chesapeake |
| Price / SF: | \$15.58 |

PROPERTY HIGHLIGHTS

- +/- 1.4 Acres - ideal for Hotel, Motel, retail strip development.
- Zoning B 2 - Prime Development Parcel- Walking distance of I 664
- Traffic Counts: I 664 combined traffic estimate is 75,000 VPD
- In close proximity to Target, Walmart, Sam's Club, Chesapeake Square Mall.

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Subject property located in the city of Chesapeake, Virginia. Near to Chesapeake Square Mall area. Chesapeake City is member city of Hampton Roads.

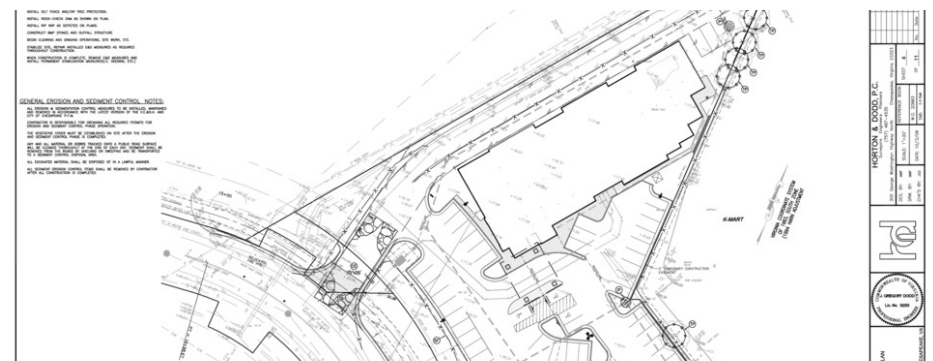
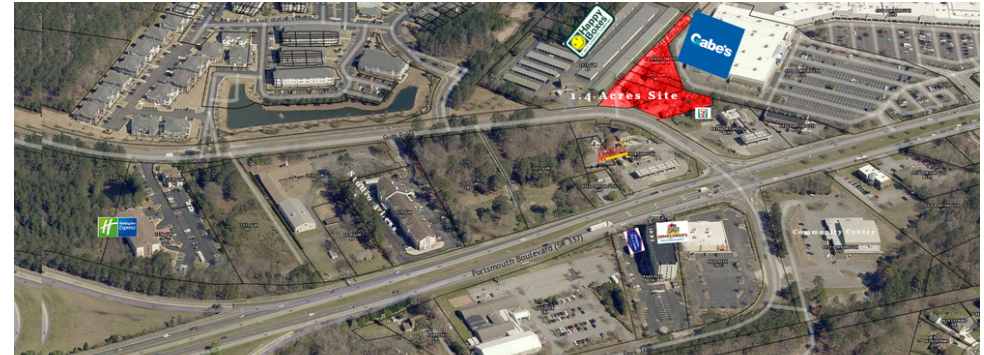
Hampton Roads is strategically located in the mid-Atlantic, which provides the region a significant logistical advantage. Its convenient and accessible transportation infrastructure allows multiple methods for moving goods between national and international markets. In fact, 40 percent of all United States consumers are within one day's drive of the region.

As well as its superior infrastructure, Hampton Roads is host to The Port of Virginia, the fastest growing port on the East Coast, which boasts one of the largest natural deep-water harbors on Earth. All major shipping lines call on the Port of Virginia enabling direct access to over 80 ports and 200 countries worldwide.

Complete Highlights

SALE HIGHLIGHTS

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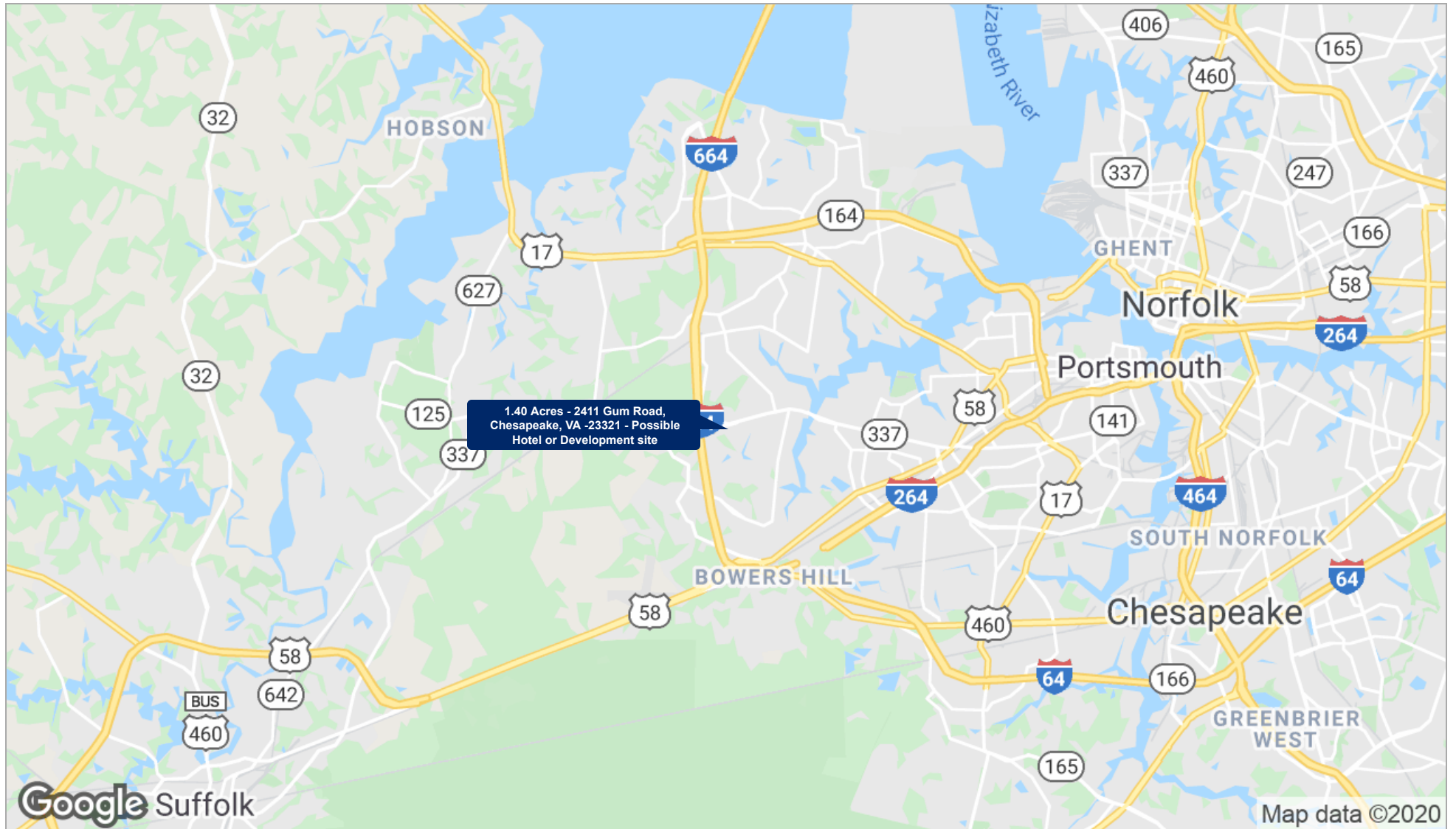
Additional Photos



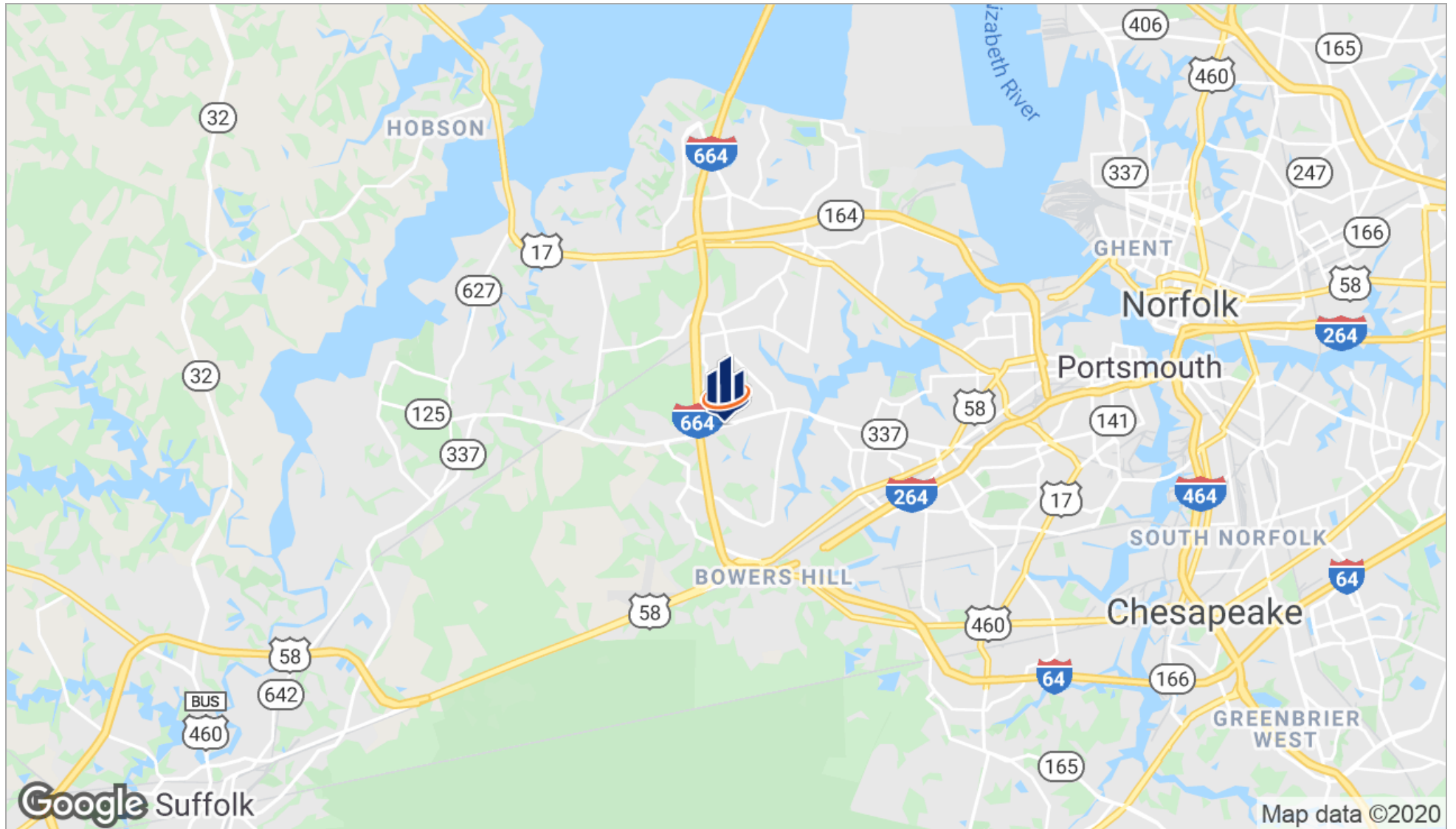
2 LOCATION INFORMATION

2411 Gum Road
Chesapeake, VA 23321

Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

2411 Gum Road
Chesapeake, VA 23321

4

DEMOGRAPHICS

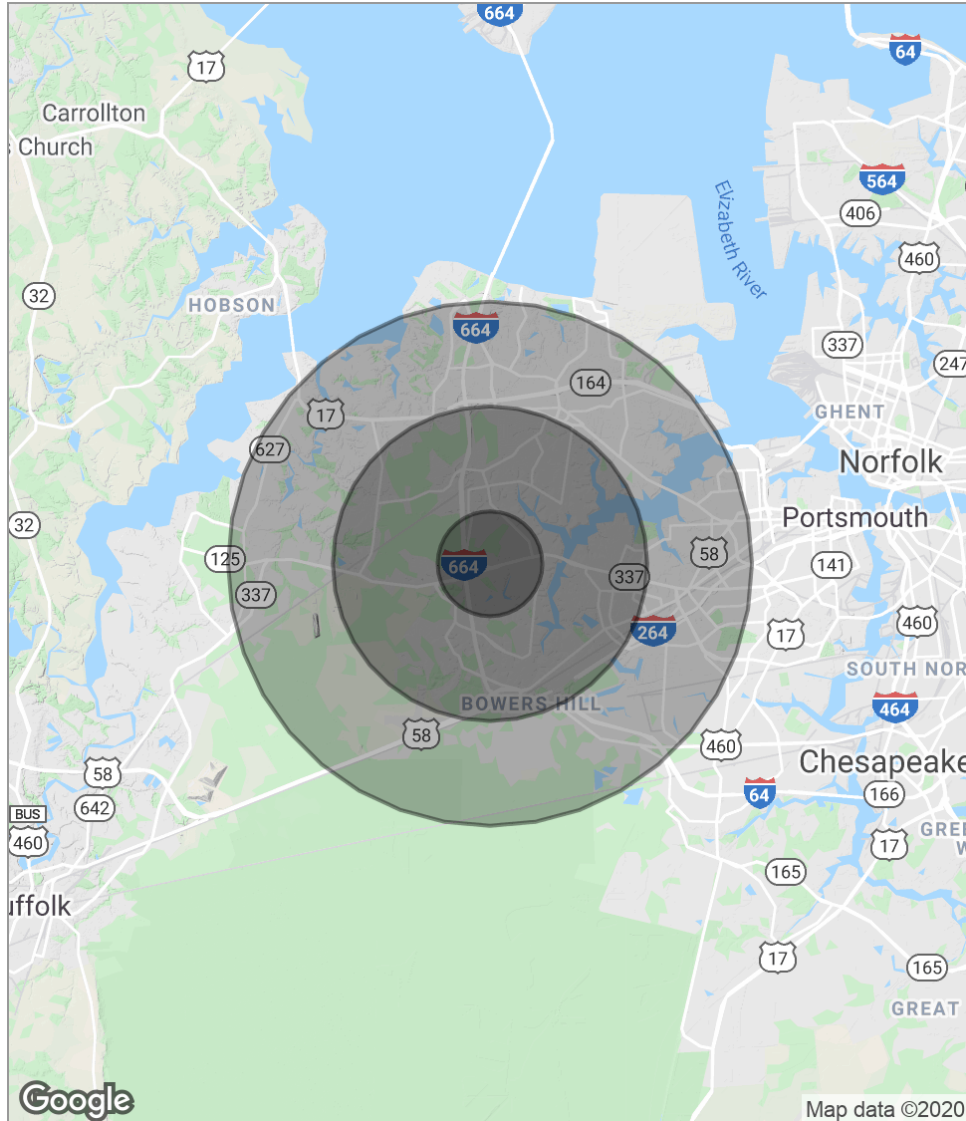
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Demographics Report

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total population | 4,040 | 47,140 | 115,647 |
| Median age | 40.6 | 38.0 | 36.9 |
| Median age (male) | 38.0 | 35.8 | 35.2 |
| Median age (female) | 42.4 | 39.2 | 38.1 |
| Total households | 1,598 | 17,332 | 42,747 |
| Total persons per HH | 2.5 | 2.7 | 2.7 |
| Average HH income | \$75,590 | \$79,338 | \$71,786 |
| Average house value | \$299,668 | \$305,967 | \$280,236 |

** Demographic data derived from 2010 US Census*

Demographics Map



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5 ADVISOR BIOS

2411 Gum Road
Chesapeake, VA 23321

Advisor Bio & Contact 1

SHAILESH SHAH, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Shailesh Shah, CCIM serves as a senior advisor for SVN/Small-Shah Commercial Advisors specializing in the sale of hotel/motel and convenience stores in the South and Eastern States. Shah has years of commercial real estate experience.

Prior to joining SVN, Shah was a sales associate with Advantis Commercial Real Estate Company focusing on hospitality properties and C-store gas station sales and sites selection. He started his sales career with Century 21 First Colony real estate for three years.

As an active advisor, Shah is Certified Commercial Investment Member [CCIM]. As such, he is a candidate for the prestigious CCIM designation. He is also a member of the Hotel Brokers International and a candidate for the organization's Certified Hotel Broker designation. He is a member of the National Association of Realtors holding the GRI designation; the National Association of C-stores; and the Asian Indian Hotel Owner Association [AAHOA]. Shah has been awarded from the Hampton Roads Realtors Association.

Shah earned a Bachelor of Science in physics and math from Gujarat University, India.

With a love of photography, Shah served as a photographer for royal families of India. He came to the U.S. in 1995 with little pocket money and purchased a grocery store.

EDUCATION

CCIM- Certified Commercial Investment Member.

A CCIM [Certified Commercial Investment Member] is a recognized expert in the commercial and investment real estate industry. The CCIM lapel pin is earned after successfully completing a designation process that ensures CCIMs are proficient not only in theory, but also in practice. This elite corps of CCIMs includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers, and other allied professionals.

A CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

CCIMs have completed a designation curriculum that covers essential CCIM skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is a designation candidate awarded the coveted CCIM pin, joining the ranks of highly skilled commercial and investment real estate experts.



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