

1.12 ACRE DEVELOPMENT SITE FOR SALE

10764 Jefferson Avenue
Newport News, VA 23601



SALE PRICE: **\$425,000** ~~\$495,000~~

ABOUT PROPERTY

- 1.12 acres
- High exposure location with over 260 feet of frontage along Jefferson Avenue
- Left turn access from Jefferson Avenue and cross access easement with O'Reilly Auto Parts
- Traffic count: 39,000 VPD (ESRI 2020)
- Zoned C1: Suitable for numerous retail, office or general commercial uses

- Existing pylon sign
- Assessed value of \$537,600
- Close proximity to retail, restaurants and numerous other establishments

KEY FACTS WITHIN 5 MILES

 **167,298**
POPULATION

36.3 MEDIAN
AGE

 **2.38**
AVG. HOUSEHOLD
SIZE

\$77,788
Average Household
Income

 **5,830**
TOTAL BUSINESSES

 **126,315**
TOTAL EMPLOYEES

For more information:
BOB SAUNDERS
757.640-9296
BobSaunders@HarveyLindsay.com

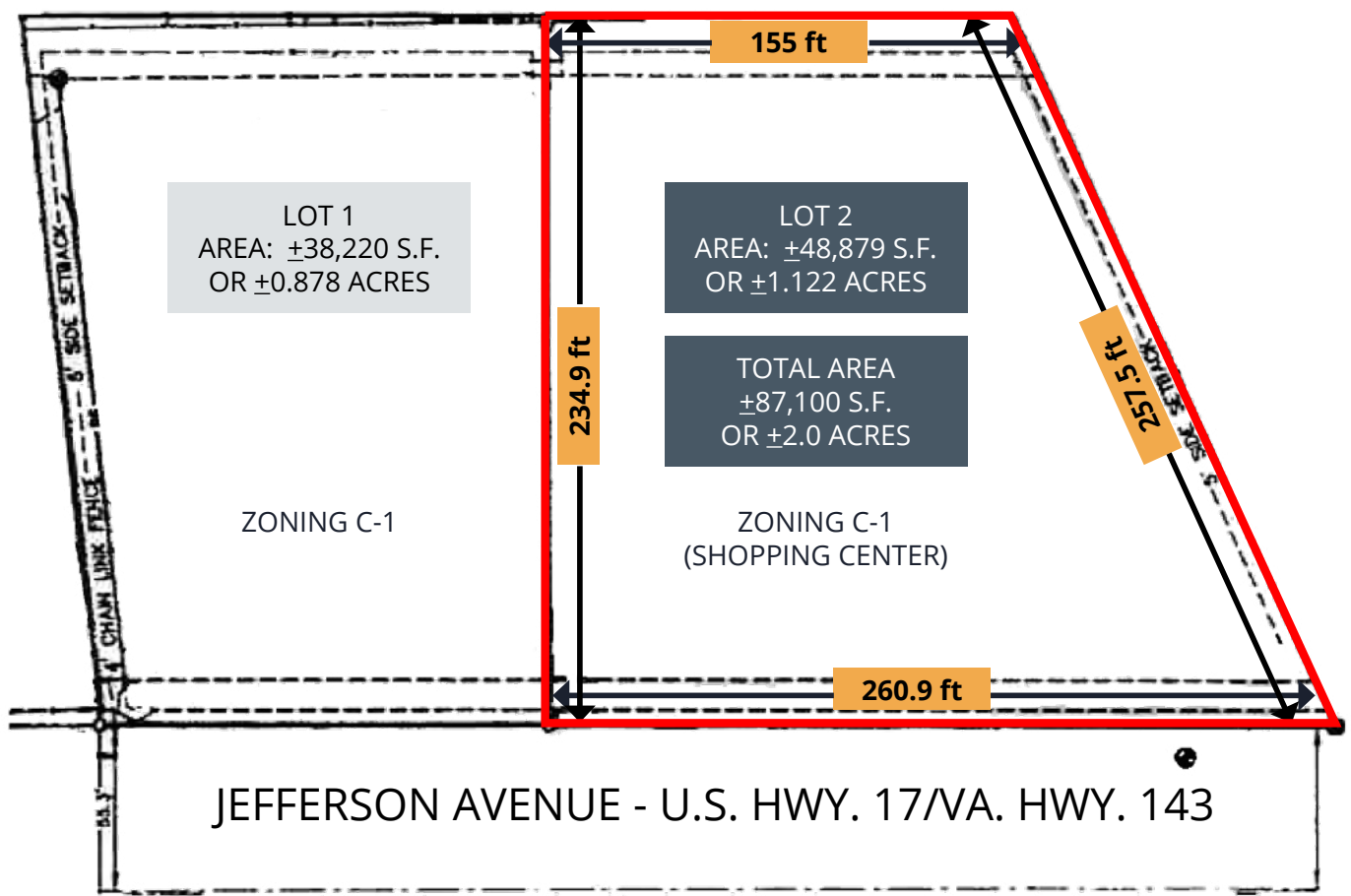
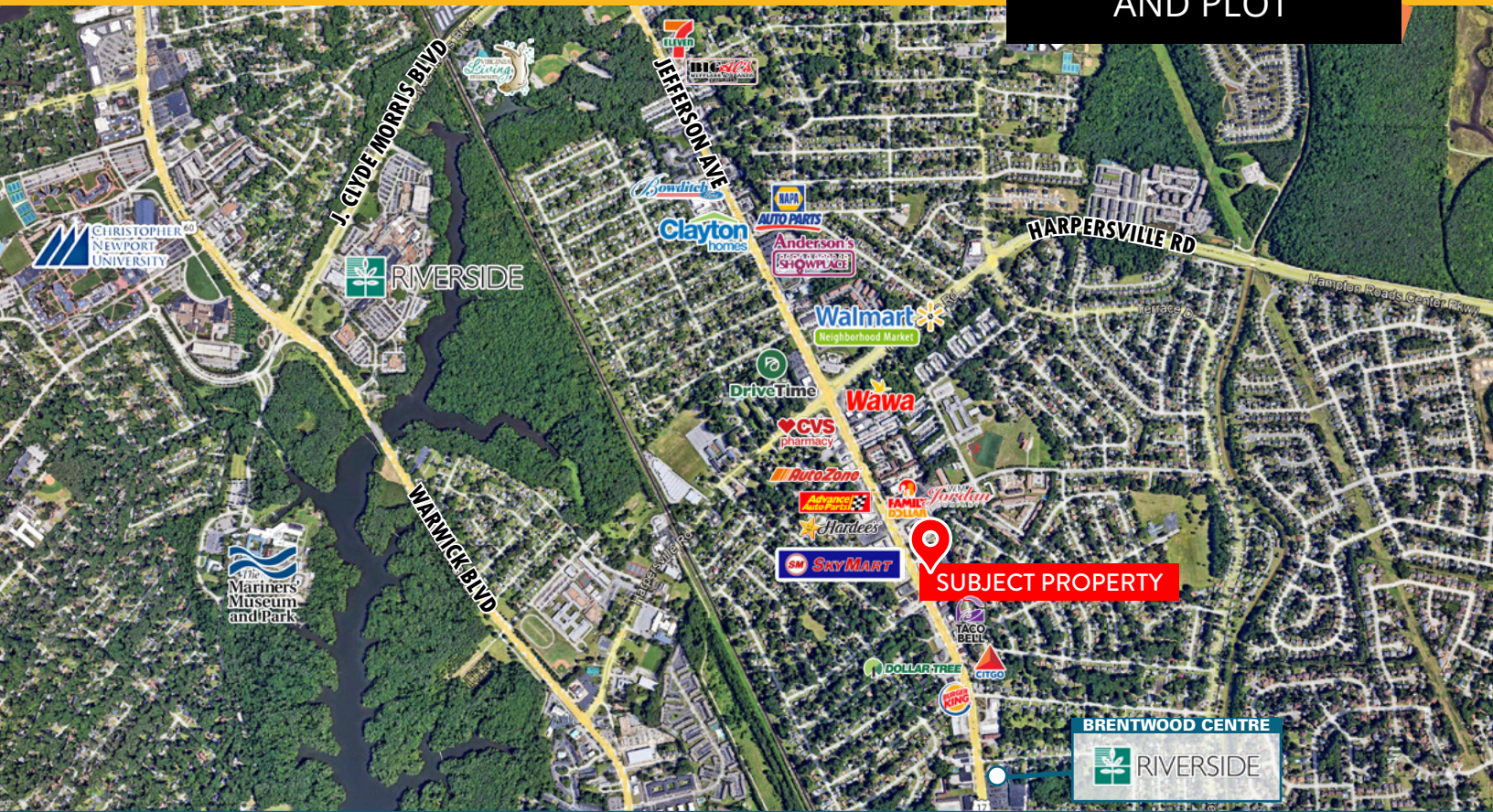
HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com



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SITE IDENTIFICATION AND PLOT



For more information:
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