




FOR SALE




PAD SITE FISHER ARCH | VIRGINIA BEACH SANDBRIDGE ROAD & PRINCESS ANNE ROAD






ABOUT PROPERTY

- ➔ **FOR SALE: \$845,000**
- ➔ Up to ± 7,500 Building Permitted
- ➔ Located at the intersection of Fisher Arch and Princess Anne Road
- ➔ Zoned O-2
- ➔ Fully developed with all public utilities and drainage stubbed to site
- ➔ Conveniently located to Lago Mar, Sandbridge, Asheville Park, Heritage Park & Red Mill residential neighborhoods
- ➔ 14,093 VPD Along Princess Anne Road (ESRI, 2025)
- ➔ Current Neighbors: Tractor Supply, Primrose School, CHKD, Anytime Fitness, Mancoll Cosmetic and Plastic Surgery, Coastal Vet, Anderson's Garden Center, Food Lion & Harris Teeter

POPULATION (2025):		
1-mi. 7,391	3-mi. 44,232	5-mi. 70,699
		

HOUSEHOLDS (2025):		
1-mi. 2,485	3-mi. 15,116	5-mi. 24,644
		

AVG. HOUSEHOLD INCOME (2025):		
1-mi. \$182,413	3-mi. \$157,082	5-mi. \$149,367
		

For more information:
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COMMERCIAL REAL ESTATE

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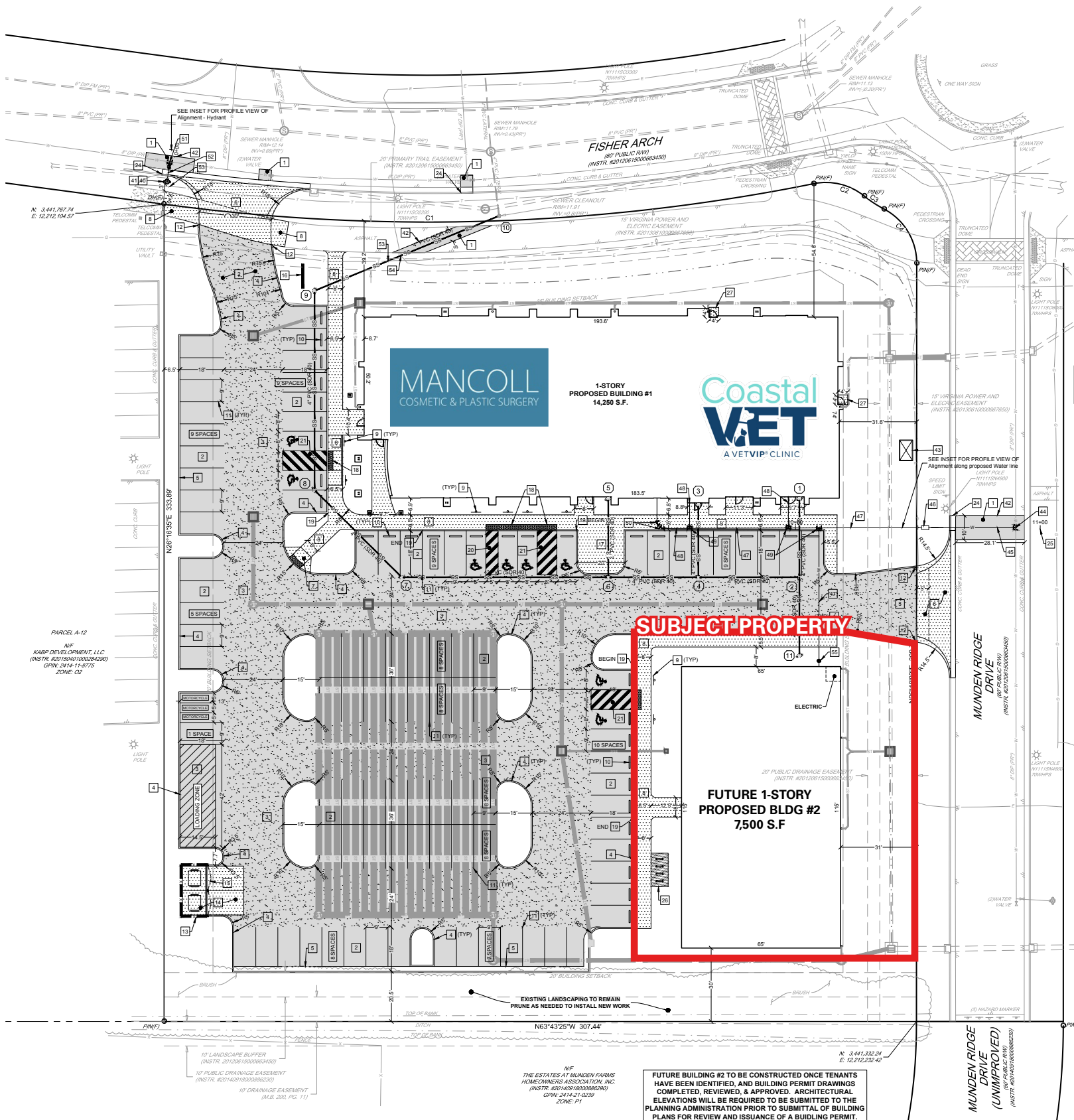
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