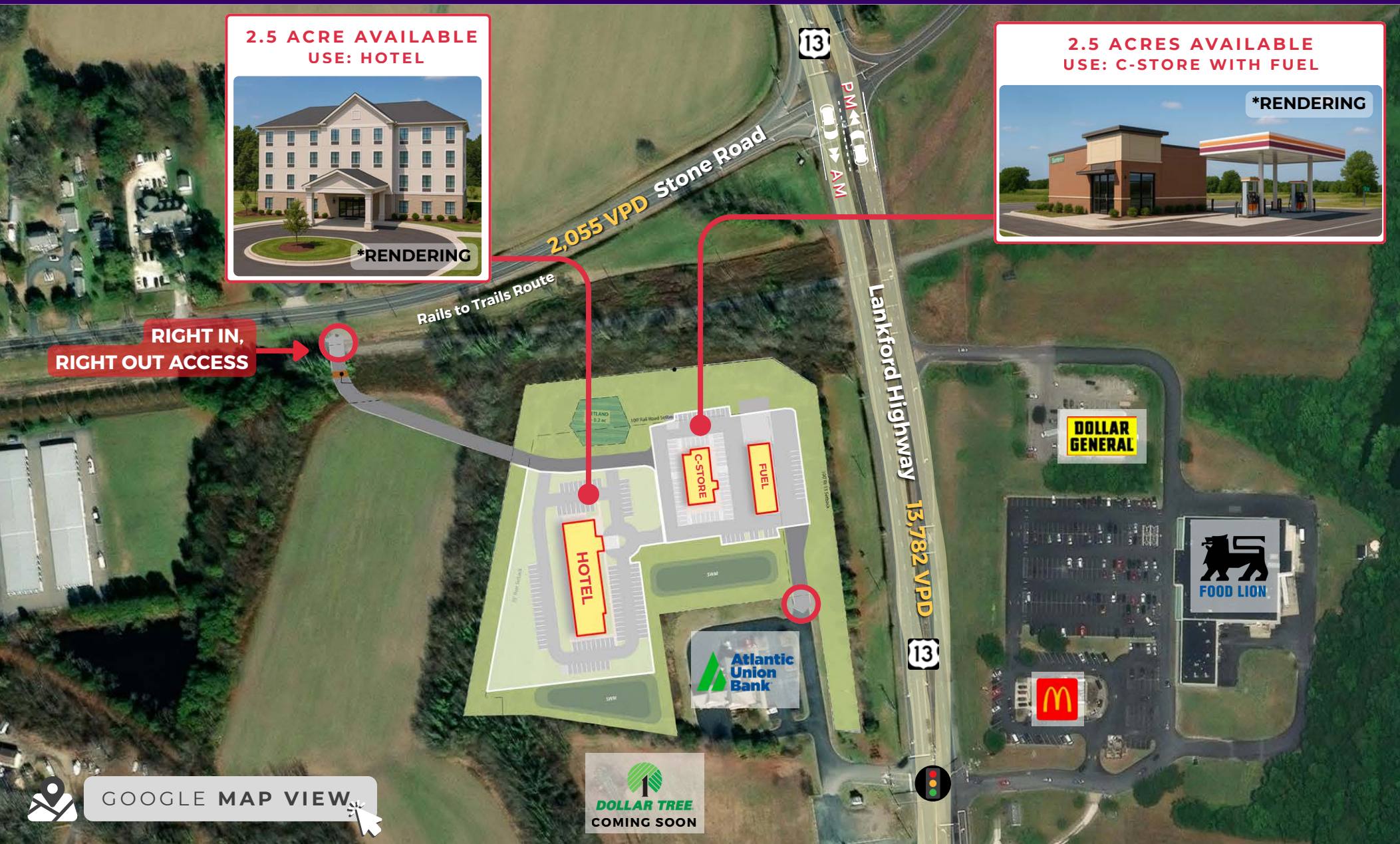




PROPERTY HIGHLIGHTS

NEW DEVELOPMENT

Planned convenience store
with gas and hotel

On the Route to Virginia Beach -
Gateway stop for weekend commuters

Direct, full access to Route 13

PAD 1 | HOTEL

- 37,363 SF
- 84 Rooms
- 3 Floors
- 90 Parking Spots

PAD 2 | C-STORE WITH FUEL

- 5,380 SF on 2.5 Acres
- Gas Canopy: 5,280 SF (10 Spots)
- 67 Parking Spots



LOCAL MARKET AERIAL

BAY CREEK GOLF COURSE COMMUNITY



TOWN OF CAPE CHARLES



CORNER ON STONE ROAD

13,782 VPD

2 MILES TO HISTORIC TOWN
Stone Road

NEARBY RETAILER SPOTLIGHT

**ROYAL
FARMS**

6 MILES

**RANKED TOP 90% MOST VISITED
LOCATION NATIONWIDE**

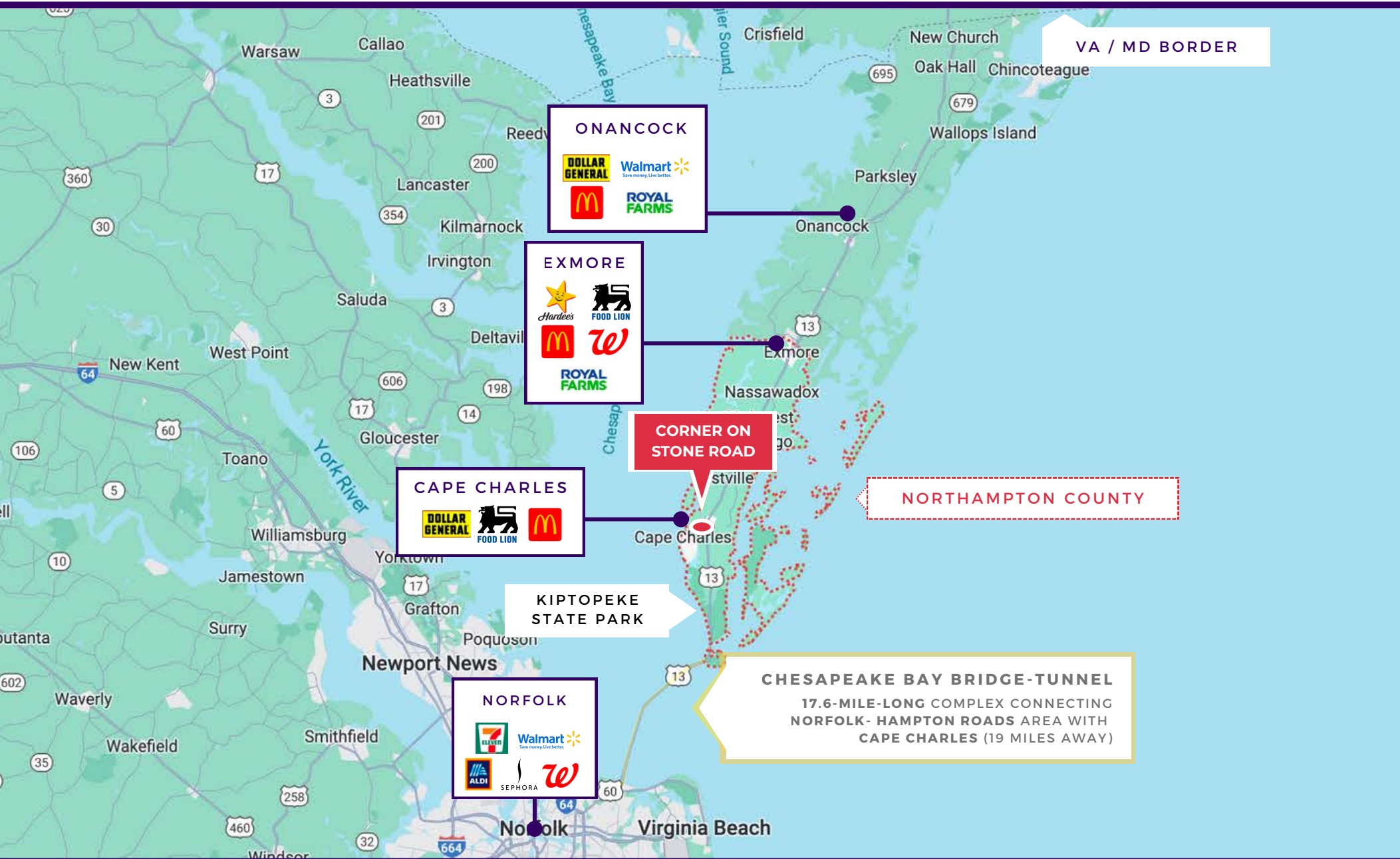
ABOUT CAPE CHARLES

Cape Charles was a significant railroad town for much of its history. Its strategic location made it a key link in rail and ferry connections serving the Eastern Seaboard. Even today, the town maintains a connection to its railway roots. The town is laid out on a grid with streets named in alphabetical and numerical order, making it easy to navigate.

[LEARN MORE](#) ➔



MARKET OVERVIEW



PEDESTRIAN TRAIL REDEVELOPMENT

PHASE 1: CAPE CHARLES

Status: Under Construction

Estimated Completion: By Fall 2026

Estimated Project Cost: \$6.55 million

CORNER ON STONE ROAD
AVAILABLE PAD SITES

FOOT & BIKE TRAIL UNDER CONSTRUCTION

The Future

Once these initial 3.6 miles are completed, the project will expand to cover the remaining portions of the Eastern Shore Rail Trail, eventually creating a **49.1-mile shared-use** path from **Cape Charles to Hallwood**. Multiple segments are approaching final design or seeking funding, though a full system-wide timeline is still being developed



PHASE 2 & 3

49.1-mile shared us path



DEMOGRAPHICS



Demographics

Stone Rd & Lankford Hwy, Cape Charles, Virginia, 23310

Drive time of 10 minutes

KEY FACTS

4,107

Population

\$57,732

Median Household Income

52.8

Median Age

2.2

Average Household Size



1,863

2025 Total Households

EDUCATION

11%

No High School Diploma



30%

High School Graduate



25%

Some College



34%

Bachelor's/Grad/Prof Degree

BUSINESS



269

Total Businesses



2,283

Total Employees



4,631

2023 Total Daytime Population (Esri)

INCOME



\$57,732

Median Household Income



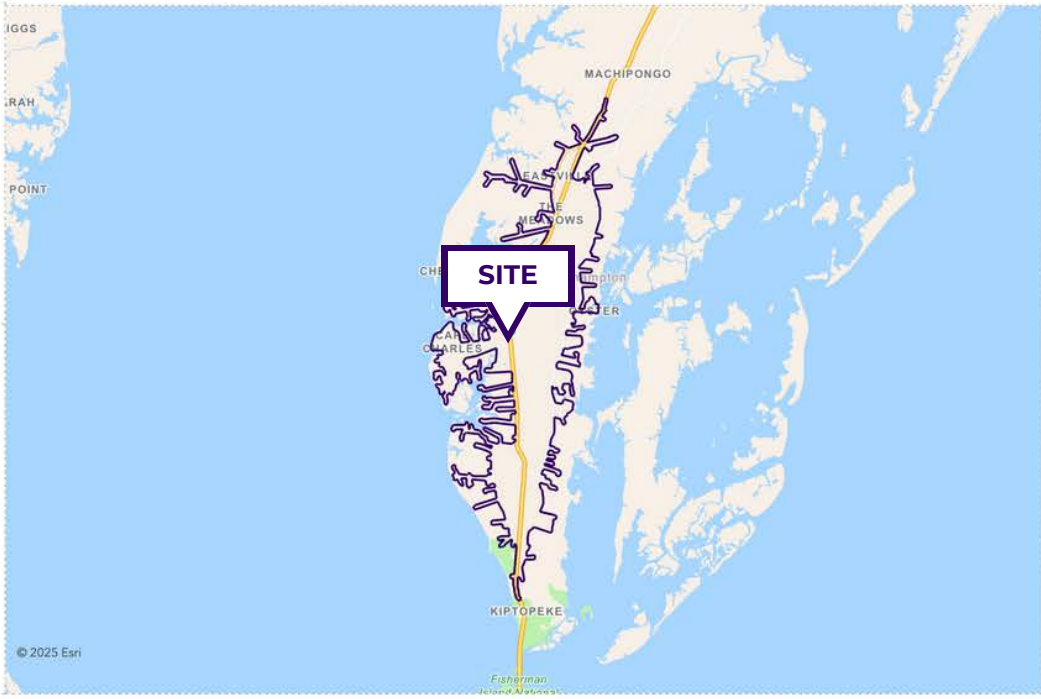
\$39,633

Per Capita Income



\$178,288

Median Net Worth



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.