

# COMMERCIAL LAND FOR SALE



960 Canal Drive  
Chesapeake, VA 23323

- Sale Price: \$300,000
- Zoning: B1
- Lot Size: 0.601 Acres
- Traffic Count: 21,000

**EXCLUSIVELY OFFERED BY:**

LINDSEY R. ELLIOTT  
LRE@riddleassociates.com  
(757) 621-3035

**RIDDLE ASSOCIATES, INC.**

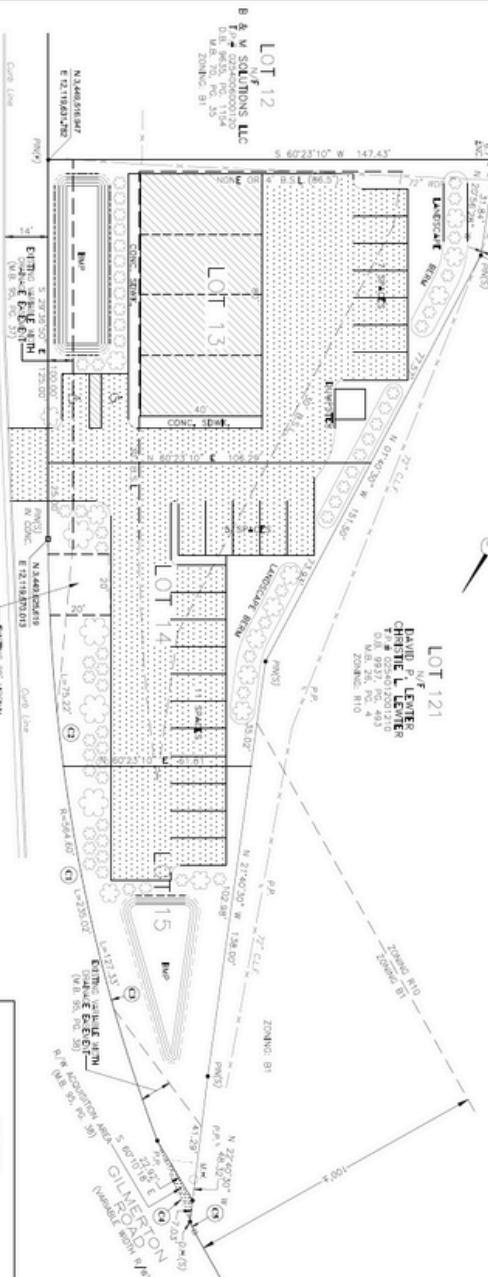
Commercial Real Estate

*"Real Estate Services Tailored to Your Needs"*

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

No.	CURVE TABLE				
	904266	154076	125711	105141	8452886
C1	564.60	25.007	119.26	233.37	
C2	564.60	25.212	107.967	25.17	5.525357
C3	564.60	12.35	125.971	63.94	177.005
C4	564.60	82.97	125.971	28.87	5.434235
C5	564.60	3.55	107.967	1.92	5.51146

OWNER/DEVELOPER  
SOMA PROPERTIES LLC  
9611 CANAL DRIVE  
HEATHROW, FL 33441  
TOLL FREE: 800-347-1712  
FAX: 407-944-7112



**STREET  
OF  
LOTS 13, 14 & 15  
BROADMOOR ANNEX  
(LAND BOOK 96 PAGE 87)**

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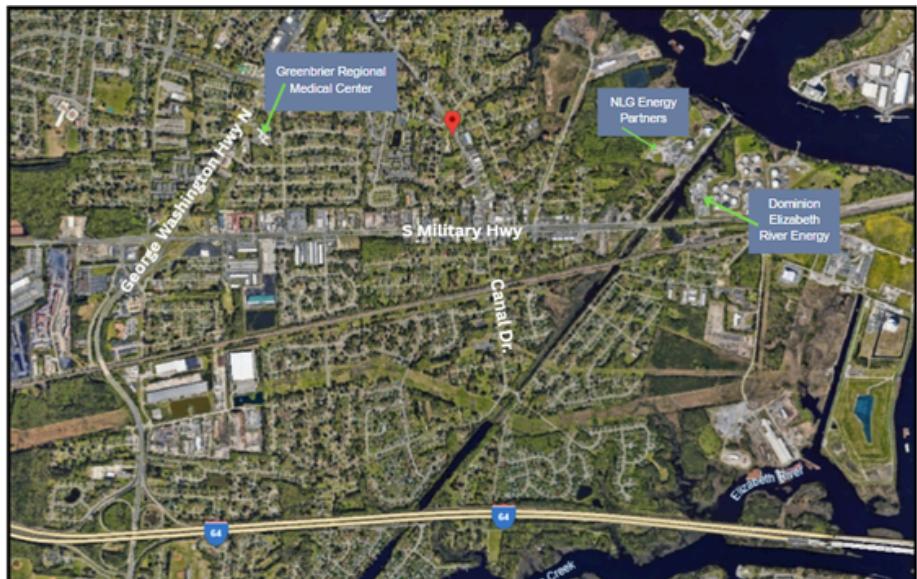
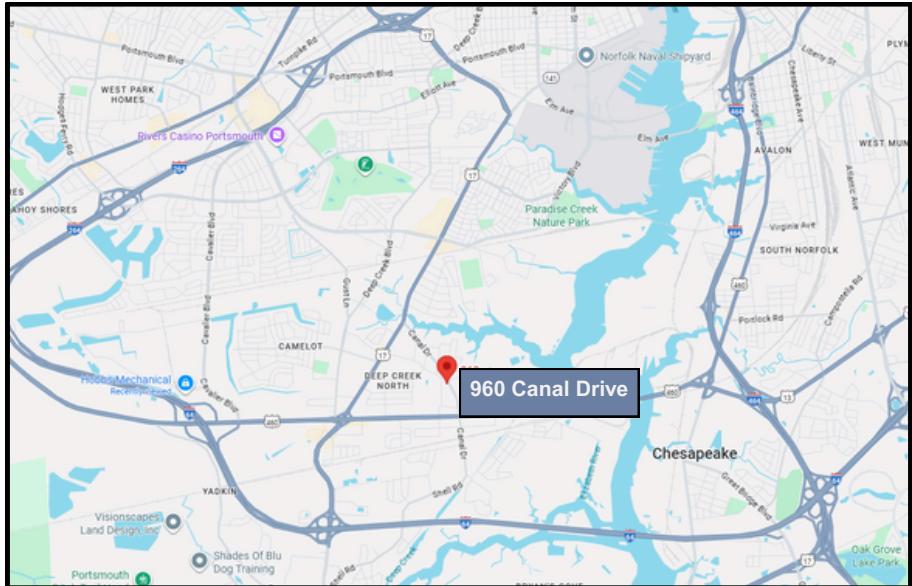
## Demographics

	1 mile	3 miles
Population	9,868	62,284
Households	3,639	22,236
Median Age	35.90	36.20
Median HH Income	\$63,183	\$62,775
Daytime Employees	1,888	17,574
Population Growth '24 - '29	▲ 3.20%	▲ 2.29%
Household Growth '24 - '29	▲ 3.35%	▲ 2.30%



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