

land FOR SALE



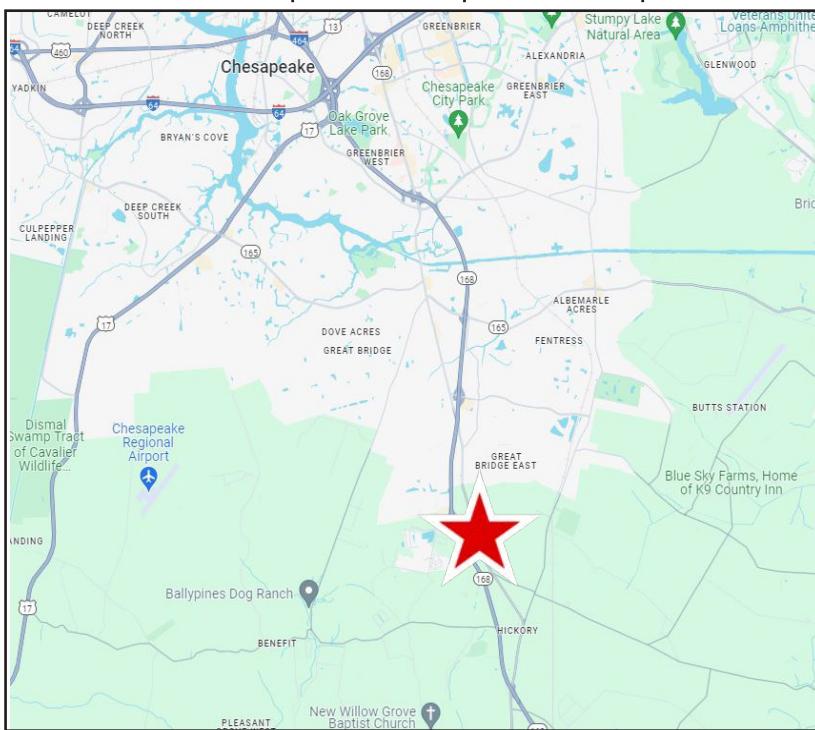
Land Parcel | 124 Hillcrest Parkway, Chesapeake, Virginia

LAND PARCEL PRICE: \$3.9 MILLION

PROPERTY FEATURES:

- ±5.271 AC of Land (site is cleared & graded) with BMP in place; B2 zoning.**
- Strategically located across the street from Edinburgh East Shopping Center (Home Depot) along Hillcrest Parkway and less than a mile from Target & Walmart supercenters.**
- New residential (235 single-family townhomes) under construction less than 0.5 miles from site.**
- Traffic counts over ±22,102 VPD along Hillcrest Parkway**

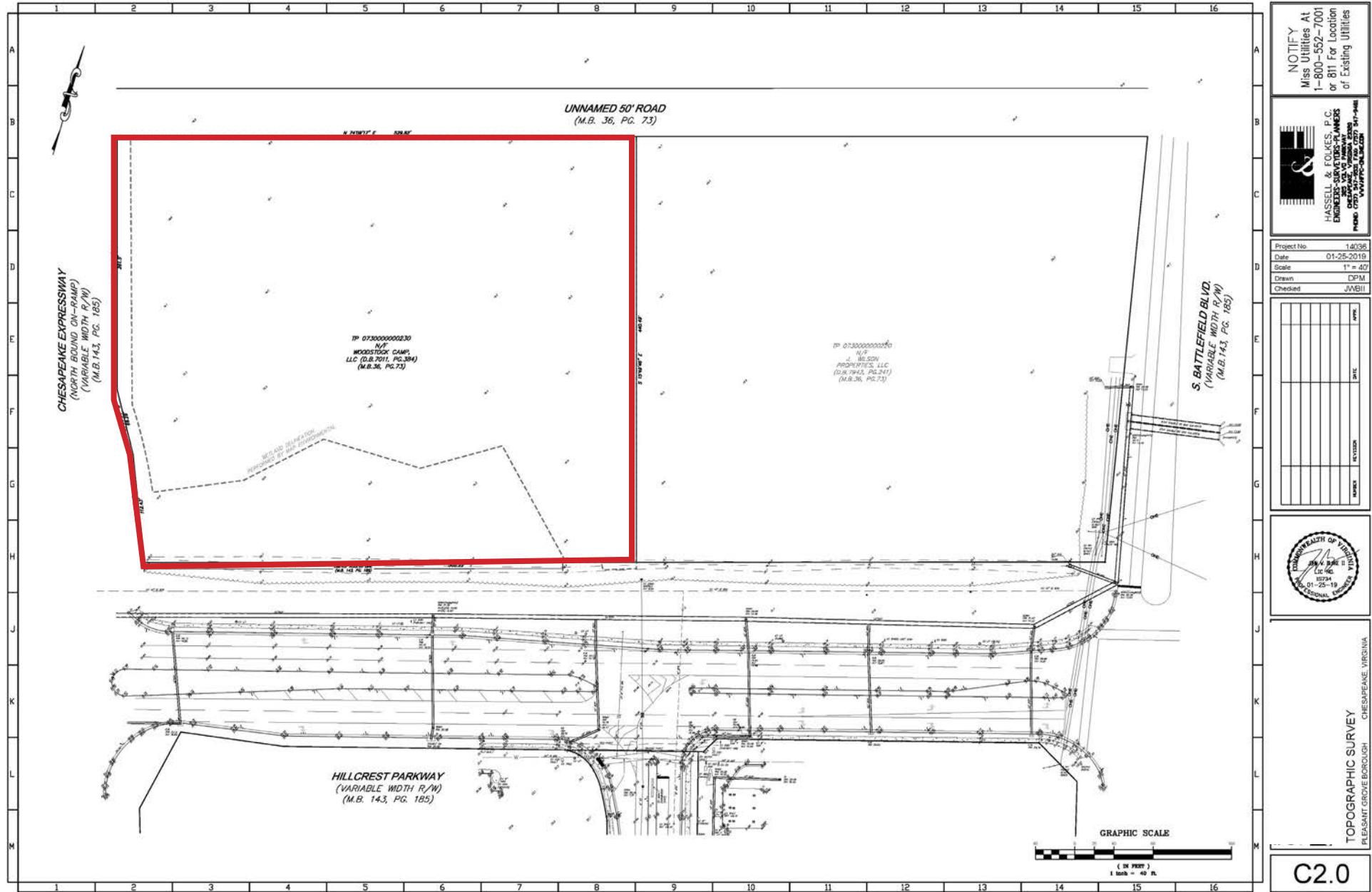
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Est. Population	8,253	57,224	234,556
Avg HH Income	\$163,078	\$145,198	\$115,500
Households	2,729	18,990	84,131



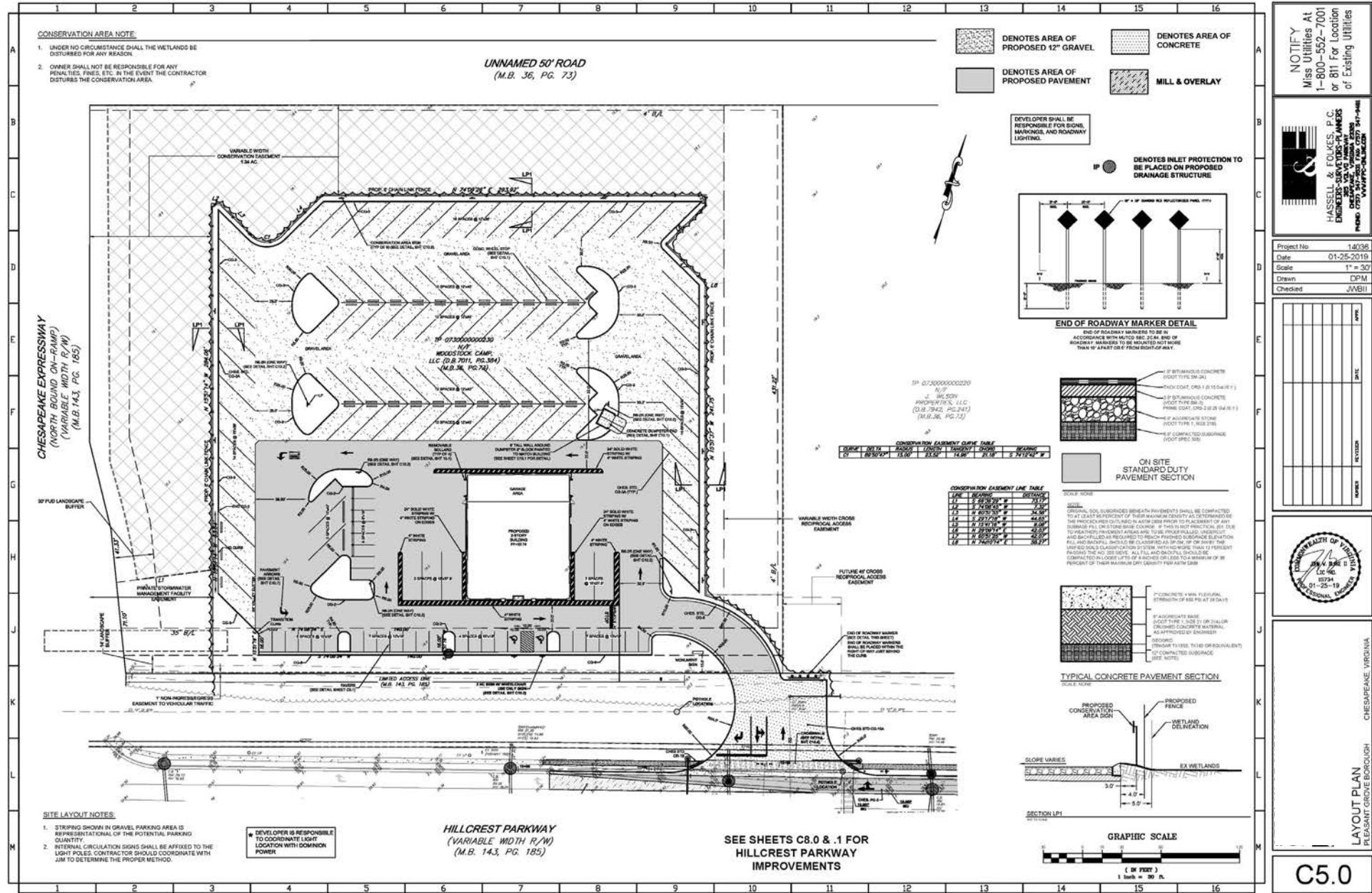
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SURVEY



CONCEPTUAL SITE PLAN



AERIAL

