



PROMONTORY DEVELOPMENT
250 Approved Units



SWEETGRASS DEVELOPMENT
600 Approved Homes



PARCEL 3

PARCEL 5

Turner Drive

32370 VPD

Future Retail

Benns Church Boulevard

PROMONTORY COMMERCIAL OUT PARCELS FOR SALE

ROUTE 10 AT TURNER DRIVE

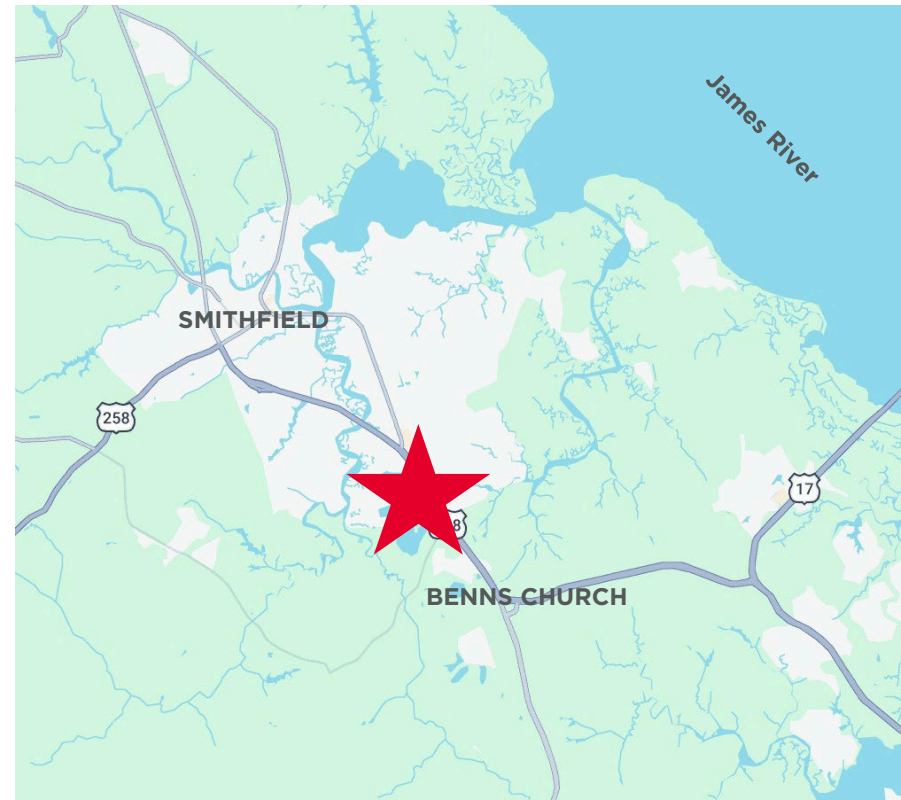
Town of Smithfield, Virginia



PROPERTY DETAILS

Promontory Commercial Out Parcels

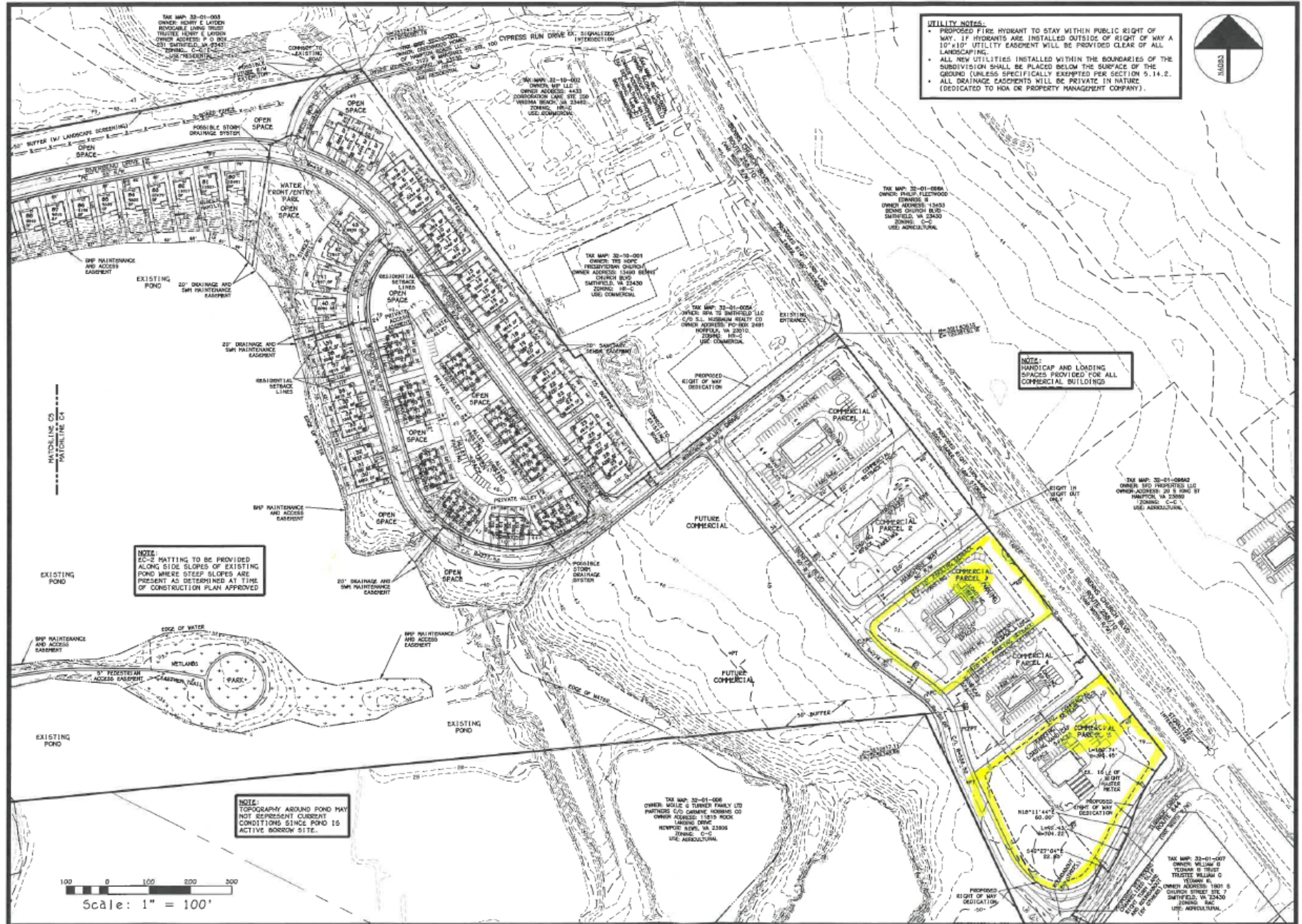
- Parcel 3 | 2.03 Acres
- Parcel 5 | 3.11 Acres
- To be fully developed - no off-site road improvement needed
- Sewer, water and storm water hookups on site
- Purchaser will need to install/connect grinder pump to county sewer
- Adjacent to approved 250-unit Promontory residential development & across the street from approved 600-unit subdivision by NV Ryan Homes
- 32,370 Combined VPD at Turner Drive and Benns Church Blvd.



2025 DEMOGRAPHICS	3 MILES	5 MILES
Population	12,724	26,302
Households	4,956	10,349
Avg. Household Income	\$133,416	\$132,358
2025 Daytime Population	9,499	21,636

PLAT MAP

Promontory Commercial Out Parcels



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CONTACT

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