



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

# FOR SALE/LEASE

## 16.49 ACRE SITE



22073 BREWERS NECK BOULEVARD  
CARROLLTON, VA 23314

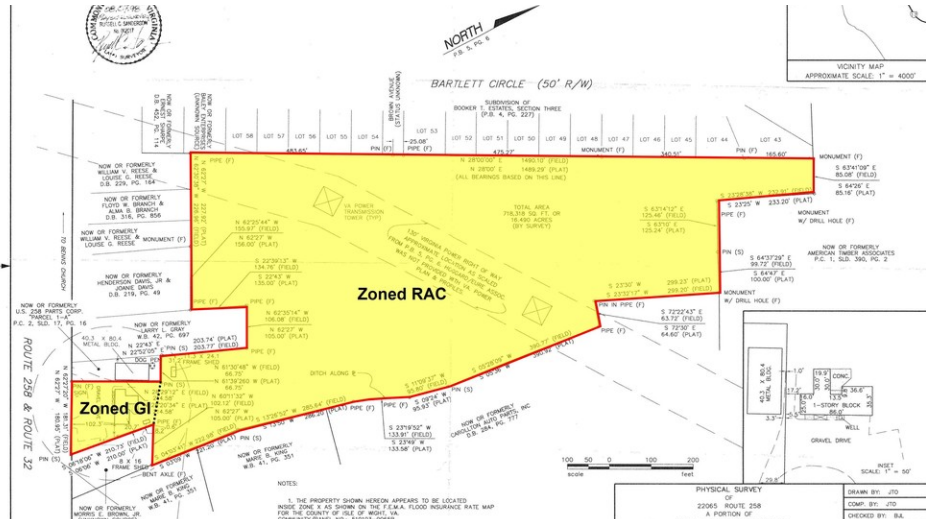
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# EXECUTIVE SUMMARY

22073 BREWERS NECK BOULEVARD  
CARROLLTON, VA 23314



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$13,000.00/month (net, net, net)
Existing Building SF:	2,969 SF
Lot Size:	16.49 Acres

## PROPERTY OVERVIEW

16.49 acres located on the north side of Brewers Neck Boulevard (Route 258) approximately 1/2 mile west of Carrollton Boulevard in Isle of Wight County, Carrollton, Virginia.

## PROPERTY HIGHLIGHTS

- Available for sale or lease
- Excellent visibility and access, with 181' of road frontage and median break in front of property
- 16.49 acre site (irregular shaped, generally rectangular) with older 2,969 SF shop/office building
- Zoned GI (General Industrial District) and RAC (Rural Agricultural Conservation District)
- Flood Zone X (area of minimal flood hazard)
- Potential uses: residential redevelopment, auto recycling and salvage (existing licenses may transfer), self storage, manufacturing, warehousing
- The property is IMMEDIATELY available!

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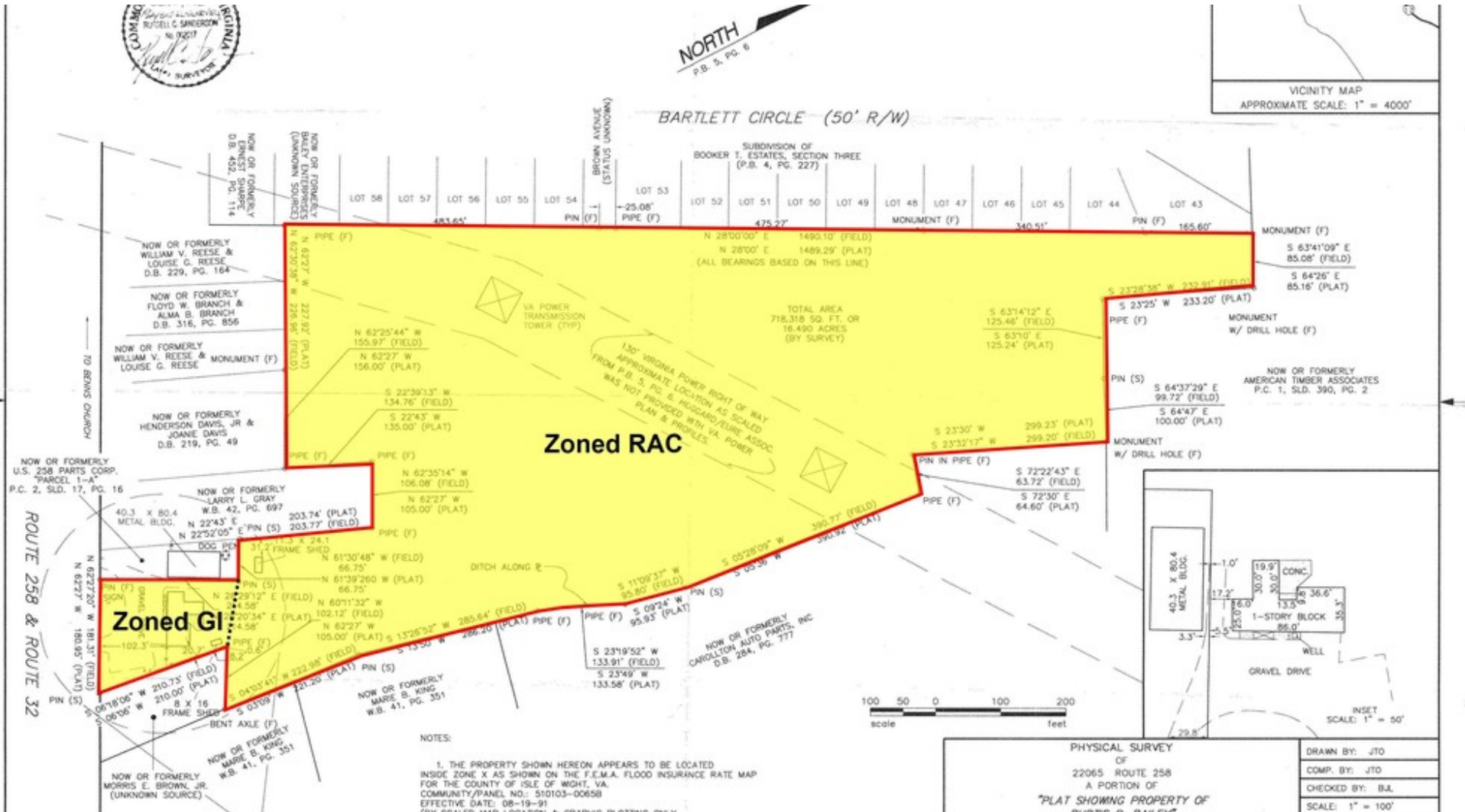




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# SURVEY

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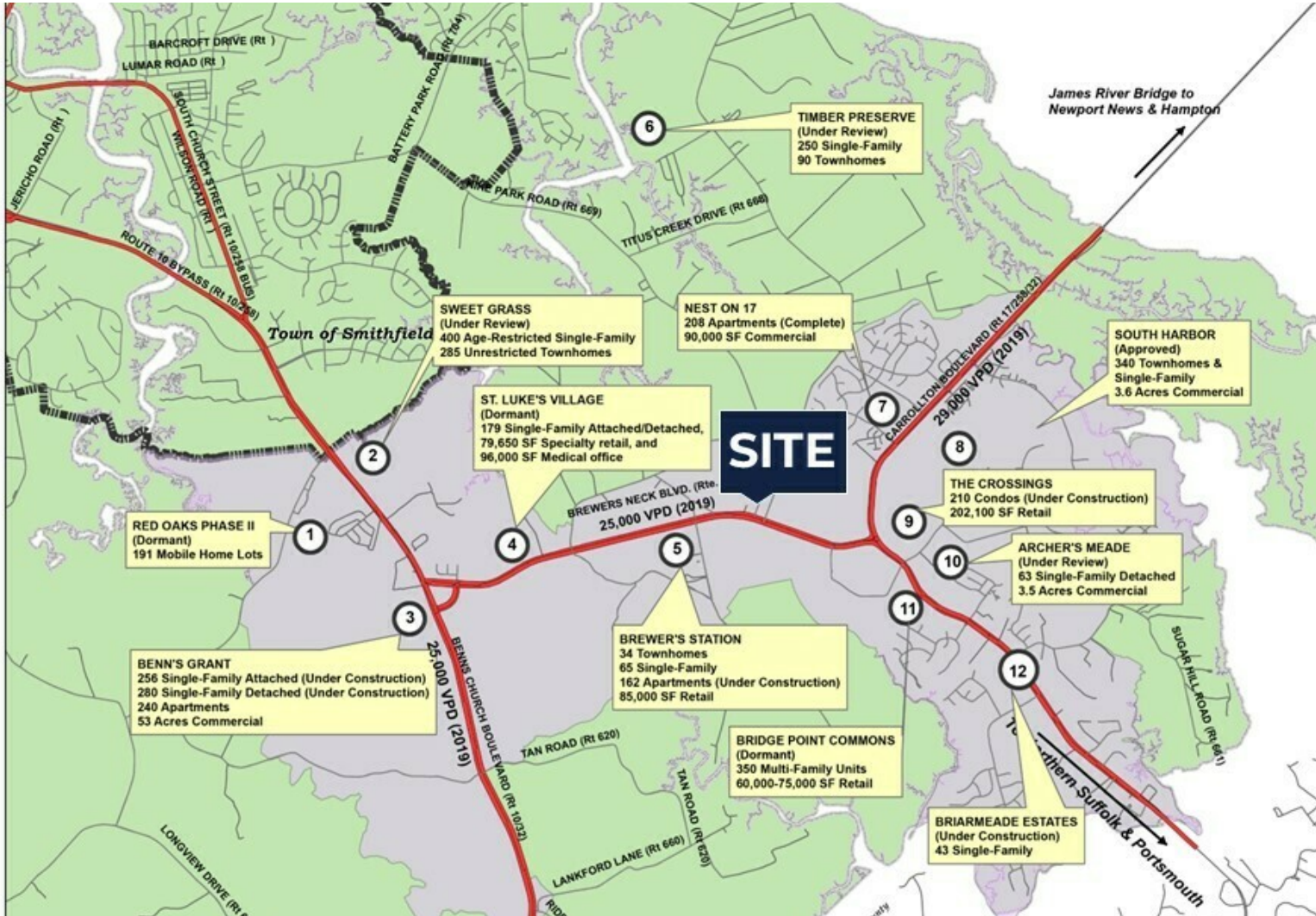
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# PLANNED DEVELOPMENTS

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## NEWPORT DEVELOPMENT SERVICE DISTRICT Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$92,315

Median home value is \$289,200

Traffic Counts (2019): Average VPDs:

- Route 17 = (29,000)
- Route 10/32/258 = (25,000)
- Route 10 = (25,000)

- In Close Proximity to:
- Smithfield = (1 mile)
  - Northern Suffolk = (1 mile)
  - Newport News = (5 miles)
  - Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 840,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles).

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



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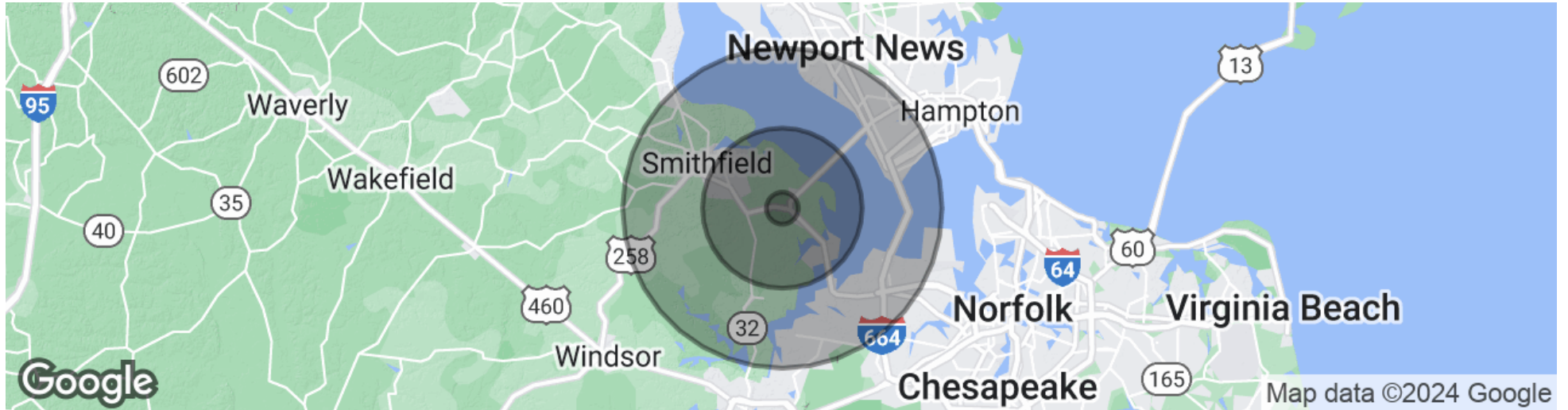




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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	606	15,664	100,781
Average Age	42.5	42.8	37.2
Average Age (Male)	41.8	42.8	36.1
Average Age (Female)	43.5	43.1	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	237	6,087	39,144
Average HH Income	\$83,627	\$87,089	\$68,965
Average House Value	\$347,175	\$336,643	\$277,250

\* Demographic data derived from 2020 ACS - US Census

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# CONTACT ME



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CARROLLTON BLVD (RT 17)

James River Bridge

BREWERS NECK BLVD (RT 258)

#### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.