

GROUND LEASE | SALE | BTS

+/-2.22-AC RETAIL DEVELOPMENT OPPORTUNITY

3264 Holland Rd | Virginia Beach, VA 23453



S.L. NUSBAUM
REALTY CO.



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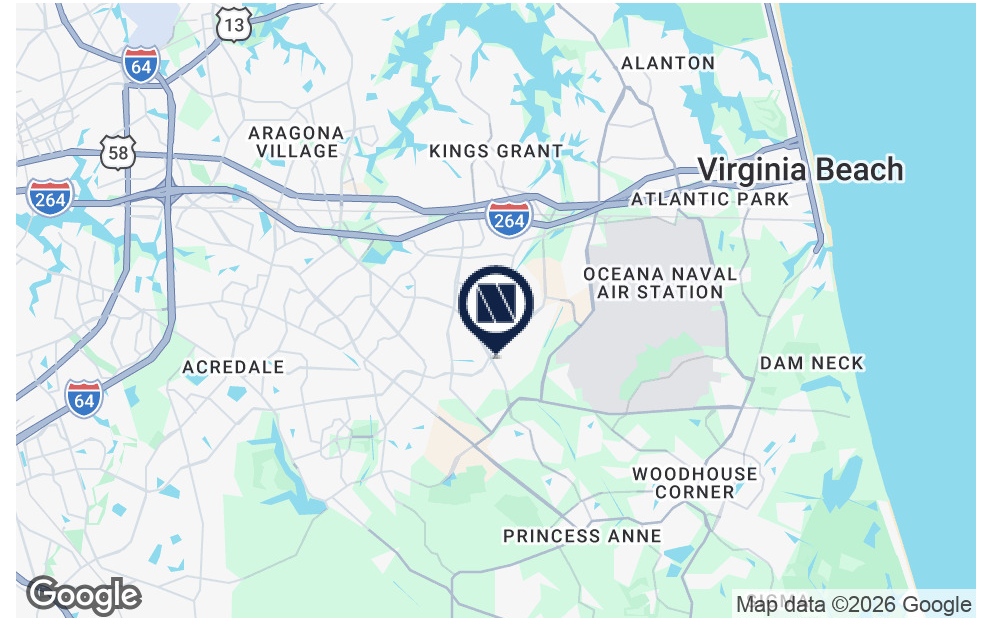
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price/Lease Rate:	Contact Agent
Lot Size:	±2.22 Acres
Zoning:	B-2

[Click Here For B-2 Permitted Uses](#)

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	101,427	237,100	395,016
Total Households	38,283	90,494	152,473
Average HH Income	\$107,150	\$118,354	\$123,094

PROPERTY OVERVIEW

±2.22-acre development opportunity at the signalized intersection of Holland Road & Warwick Drive in Virginia Beach. The site is anchored by a future McDonald's and will be delivered pad-ready and with shared access from Warwick Drive. Zoned B-2, the property supports a wide range of retail, medical, and service uses, making it well suited for operators targeting high-density residential trade areas with strong traffic counts (33,000 VPD).

PROPERTY HIGHLIGHTS

- **Anchored by future McDonald's (Opening 2028)** - National credit tenant driving consistent traffic with shared signage opportunity
- **Pad-Ready Delivery** – Efficient layout, rough graded with roads complete, utilities stubbed and offsite stormwater management
- **Active Retail Corridor** - Strong convenience retail demand driven by dense residential population and upcoming additions including Scooter's Coffee and McDonald's
- **High-Energy Signalized Corner** - 33,000 VPD along Holland Road with strong surrounding density

CONCEPT PLAN

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CONTACT INFORMATION

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