

RETAIL PROPERTY FOR SALE

2332 Pruden Boulevard

Suffolk, VA 23434



\$415,000

SALE PRICE

±0.70 ACRE

TOTAL SITE SIZE

B-2

ZONING

±1,800 SF

BUILDING

HIGHLIGHTS



IDEAL FOR CONVENIENCE STORE, RESTAURANT, RETAIL OR REDEVELOPMENT



CLOSE PROXIMITY ROUTE 13 AND SENTARA OBICI HOSPITAL



LOCATED AT THE SIGNALIZED INTERSECTION OF PRUDEN BLVD, GODWIN BLVD, AND N MAIN STREET



DENSE RETAIL CORRIDOR
JOIN HARDEE'S, ENTERPRISE, WALMART ALDI, MITSUBISHI DEALER, AND KROGER



HIGH TRAFFIC COUNTS
31,217 COMBINED VPD AT GODWIN AND PRUDEN BLVD



TOM DANA
Vice President
757 499 2894
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THALHIMER

PROPERTY SITE PLAN



THIS IS TO CERTIFY THAT, ON JUNE 14, 2012, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN HEREON.

THE IMPROVEMENTS LIE STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

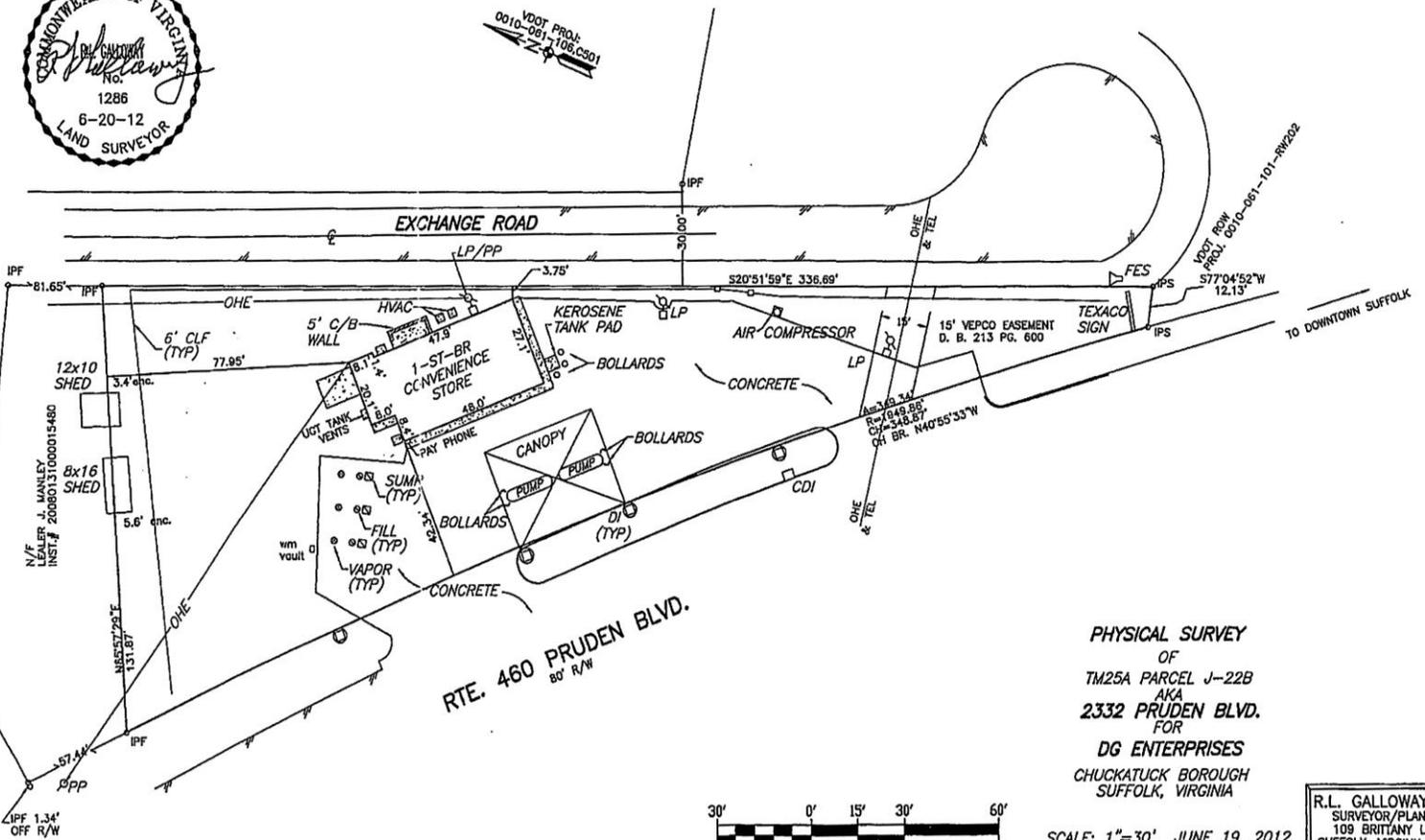
NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY REFERS TO PARCEL ONE RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA, IN INST. #20100203000012610.

THIS LOT APPEARS TO BE LOCATED IN FLOOD ZONE 'X' AS SHOWN ON HUD F.I.R.M. NO. 510156-0230D. EFFECTIVE DATE: 11-16-2011



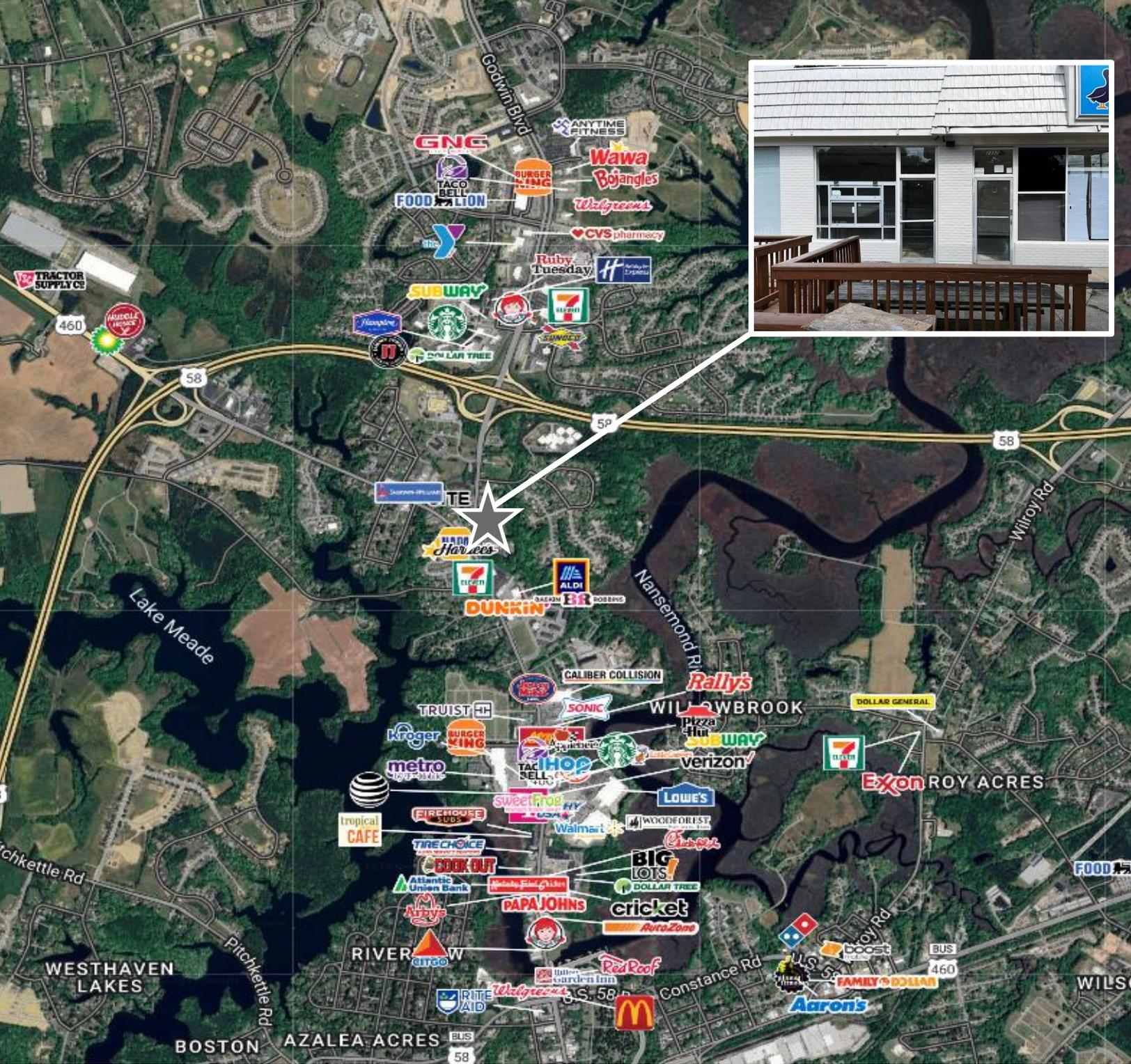
VDOT PROJ. 0010-061-106.C501



PHYSICAL SURVEY
OF
TM25A PARCEL J-22B
AKA
2332 PRUDEN BLVD.
FOR
DG ENTERPRISES
CHUCKATUCK BOROUGH
SUFFOLK, VIRGINIA

SCALE: 1"=30' JUNE 19, 2012

R.L. GALLOWAY, L.S.
SURVEYOR/PLANNER
109 BRITANNY LANE
SUFFOLK, VIRGINIA 23435
(757) 538-0924



2024 DEMOS	1 Mile	3 Miles	5 Miles
Population	3,758	35,732	48,576
Households	1,397	13,479	18,386
Median HHI	\$89,303	\$71,463	\$74,847

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