

FOR SALE
3.37 ACRES



INDIAN RIVER ROAD & N. LANDING ROAD
VIRGINIA BEACH, VA 23456

Corner Lot



THALHIMER

PROPERTY HIGHLIGHTS

One of the last undeveloped corners in Virginia Beach

Ideal for retail use – subject to rezoning

Zoned AG1

3.37 Acres

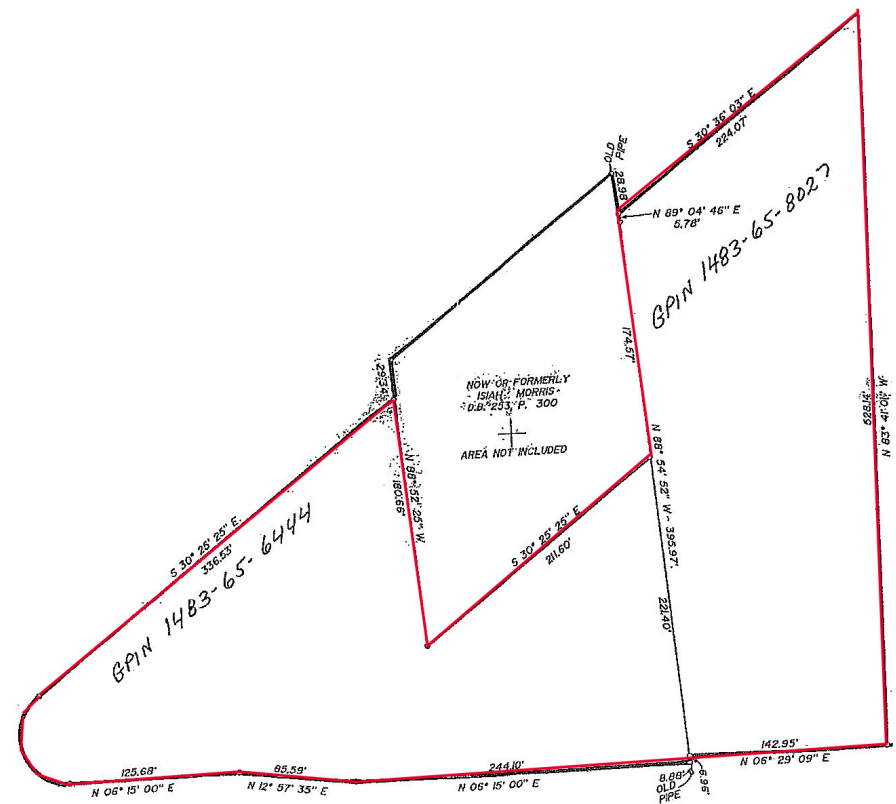
Water and sewer less than 1 mile away

17,000 VPD

No Navy air easements

Electrical: 3-Phase, Heavy Power

\$1,300,000 (\$385K per acre)



DEMOGRAPHICS



POPULATION

1 Mile	1,227
3 Miles	21,989
5 Miles	107,215



AVERAGE HOUSEHOLD INCOME

1 Mile	\$208,593
3 Miles	\$186,344
5 Miles	\$154,387