RIPOCIATES INC. Commercial Real Estate Commercial Real Estate

LAND FOR SALE

S. Battlefield Boulevard & Luray Terrace Chesapeake, VA 23322



SALE PRICE \$747,500

- 1.716 Acre Lot
- Zoned B-1, Neighborhood Business District
- 13,000+ VPD Traffic Count
- Adjacent from Glenwood Square Shopping Center
- Conveniently located on Route 168

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted.

This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

EXCLUSIVELY OFFERED BY:

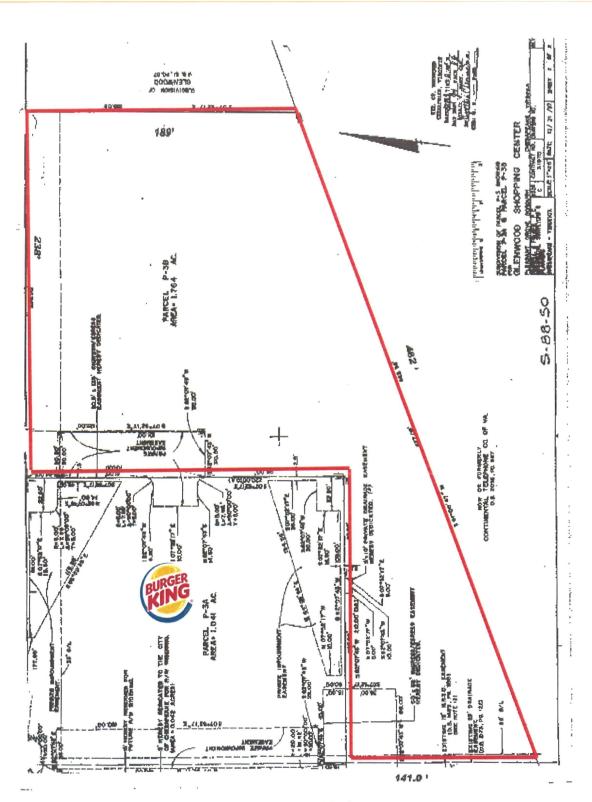
CONTACT:
ROBB RIDDLE, CCIM
rlr@riddleassociates.com
(757) 523-1900

RIDDLE ASSOCIATES, INC.

Commercial Real Estate

"Real Estate Services Tailored to Your Needs"

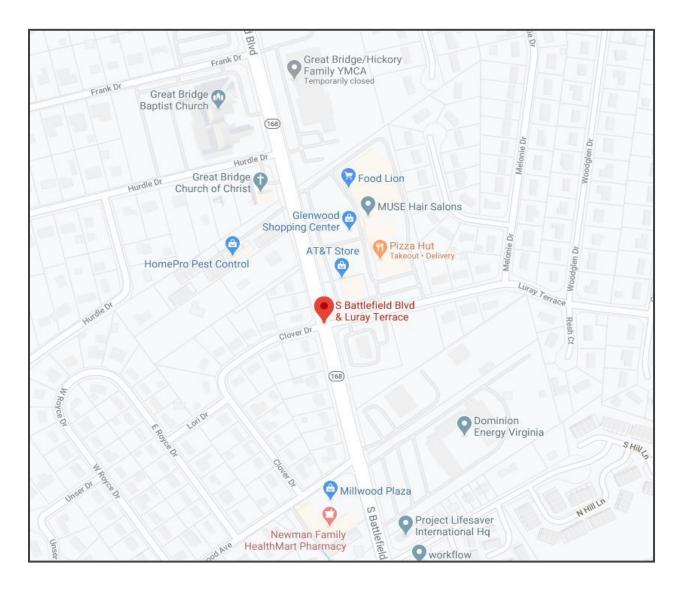
530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



South Bettlefield Blvd.

S. Battlefield Boulevard and Luray Terrace, Chesapeake, VA 23322

| aph: Population | ▼ 1 Mile ▼ | big grap | | | <u>radius</u> quick stats | |
|-------------------------|--------------------------|-----------------|------------------------|-----------|---------------------------|-----------|
| | | W1 | Population | 1 Mile | 3 Mile | 5 Mile |
| | | 10.0 | 2020 Total Population: | 9,533 | 52,080 | 98,230 |
| | | 9.8 | 2025 Population: | 9,908 | 54,297 | 102,445 |
| | | | Pop Growth 2020-2025: | 3.93% | 4.26% | 4.29% |
| | | 9.6 | Average Age: | 39.00 | 38.60 | 38.20 |
| | | 9.4 🚽 | Households | | | |
| | | 9.4 (Thousands) | 2020 Total Households: | 3,414 | 17,443 | 34,946 |
| | | 9.2 nds | HH Growth 2020-2025: | 3.93% | 4.25% | 4.26% |
| | | 9.0 | Median Household Inc: | \$95,293 | \$104,747 | \$98,180 |
| | | 3.0 | Avg Household Size: | 2.80 | 2.90 | 2.80 |
| | | 8.8 | 2020 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| | | | Housing | | | |
| 2000 Census 2010 Census | 2020 Estimate 2025 Proje | 8.6 di | Median Home Value: | \$327,754 | \$340,935 | \$328,433 |
| | | | Median Year Built: | 1983 | 1990 | 1992 |



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