



Colliers

Industrial Land Sale or Lease

±35.11
Acres

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Holland Road Industrial Tract Suffolk, VA 23434

Features:

- ±35.11 Acres, mostly cleared & cultivated
- ±1,300' of frontage on Rt 58, depth up to ±1,500'
- Zoning: ±32 ac Zoned M-1 & ±3.11 ac Zoned Agricultural
- Municipal water available at frontage
- Available connectivity by Spectrum
- Landlord will consider a Joint Venture on development
- Average Daily Traffic: 25,000
- For Sale or Lease
- Access to Lummis Road
- Sale Price: \$125,000/Acre

Accelerating success.

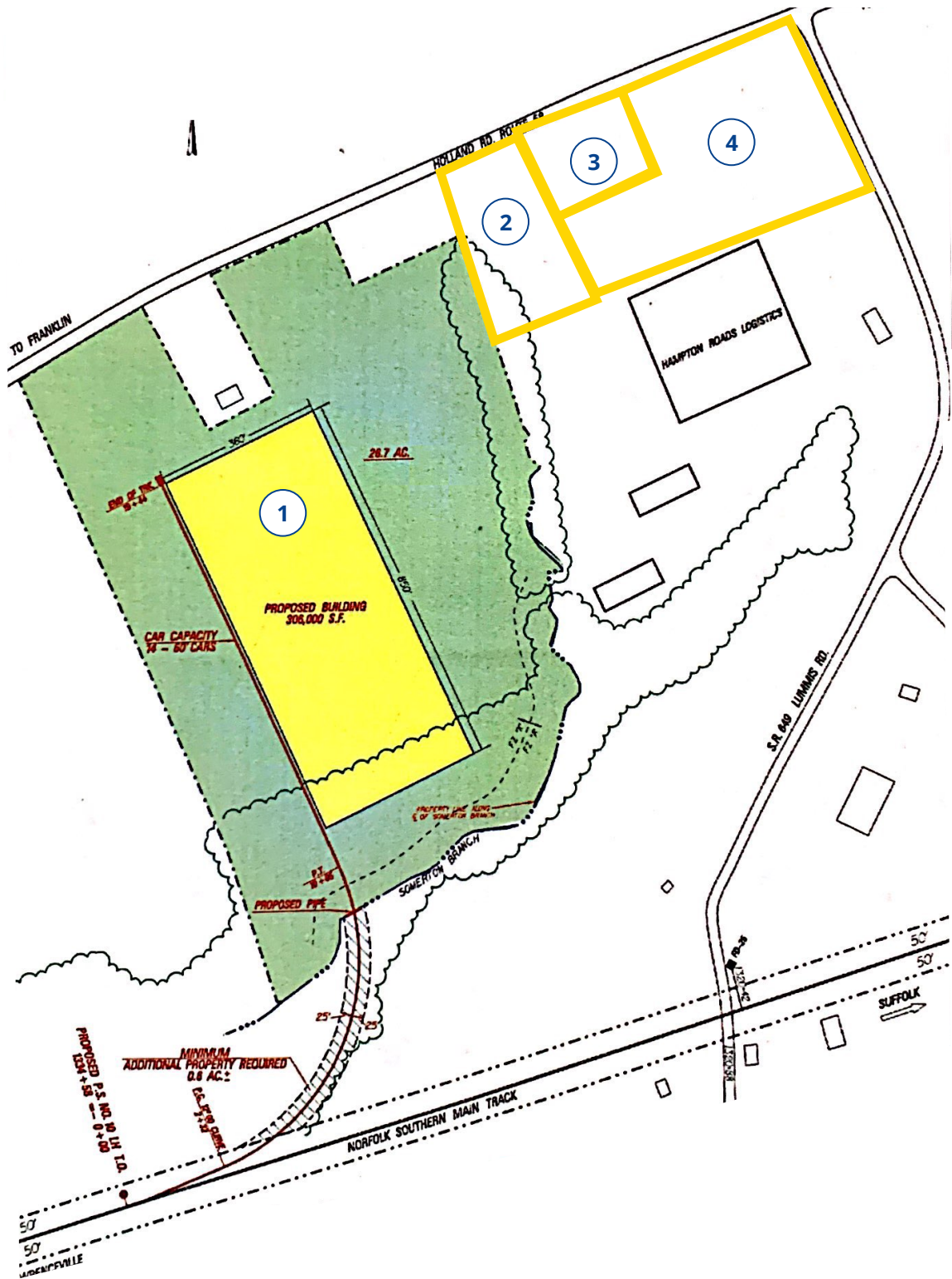
Parcel Summary



PARCEL SUMMARY				
Lummis Road & Holland Boulevard				
		Tax ID	Acct.	Size AC
1	0 Holland	42*4	151 469 000	28.80
2	3905 Holland	42*34A*34F	153 087 000	2.13
3	3901 Holland	42* 34E	153 305 000	0.98
4	3801 Holland	42*3	153 084 000	3.20
Sum				35.11

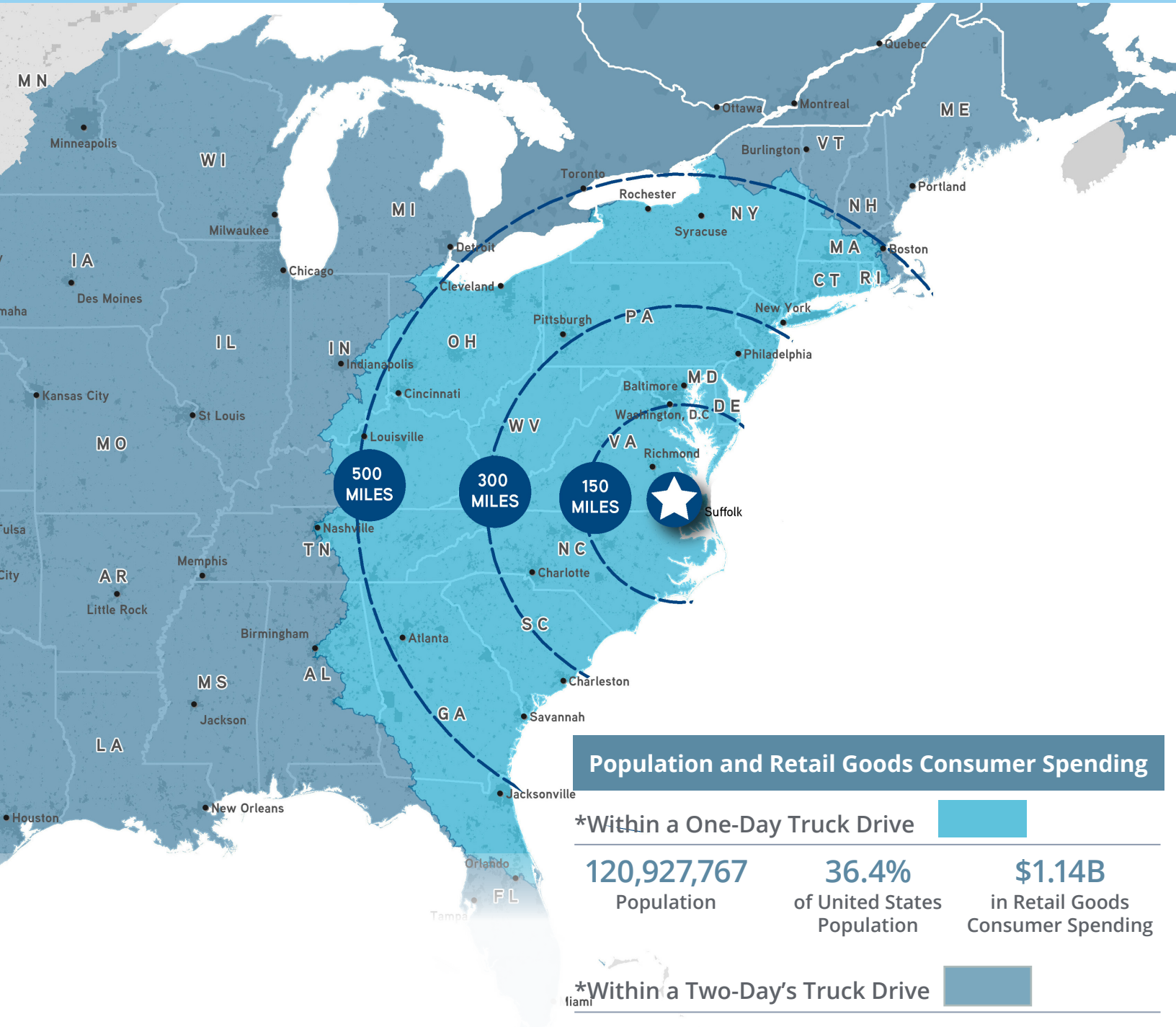
Property Drawing

Approximate/Rough Boundry Illustration



Population and Retail

Goods Consumer Spending



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive

120,927,767
Population

36.4%
of United States
Population

\$1.14B
in Retail Goods
Consumer Spending

*Within a Two-Day's Truck Drive

239,576,765
Population

72.2%
of United States
Population

\$2.18B
in Retail Goods
Consumer Spending

Aerial Map

Route 58/Holland Road Corridor Improvements

Expanding to 6-Lane Divided Roadway
December 2024 Scheduled Completion



Area Demographics

5-Mile (2024)



9,517
Total Population

4,532
Labor Force



\$108,582
Average HH Income

10-Mile (2024)



60,947
Total Population

27,669
Labor Force



\$98,815
Average HH Income

15-Mile (2024)

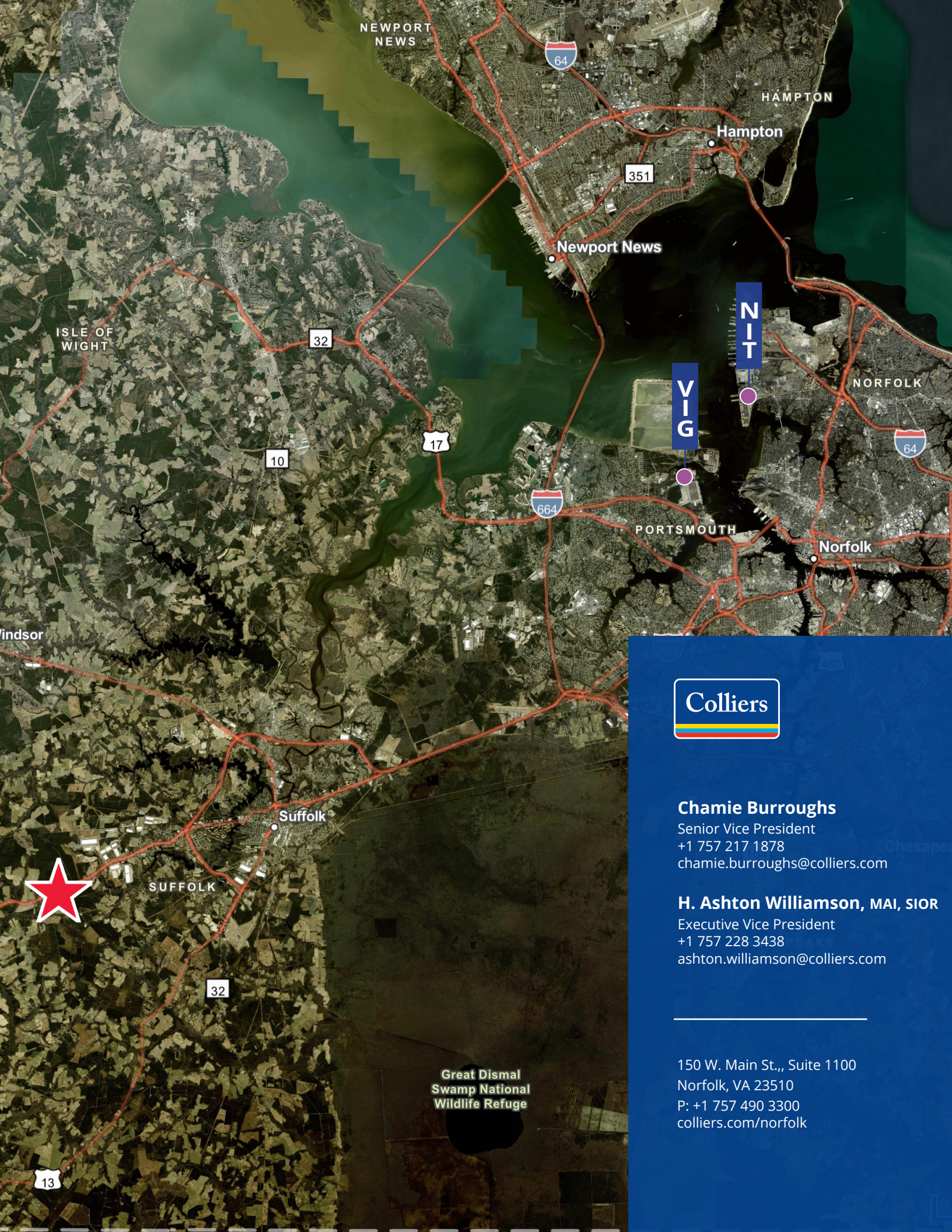


92,307
Total Population

42,612
Labor Force



\$99,179
Average HH Income



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Great Dismal
Swamp National
Wildlife Refuge