

land FOR SALE

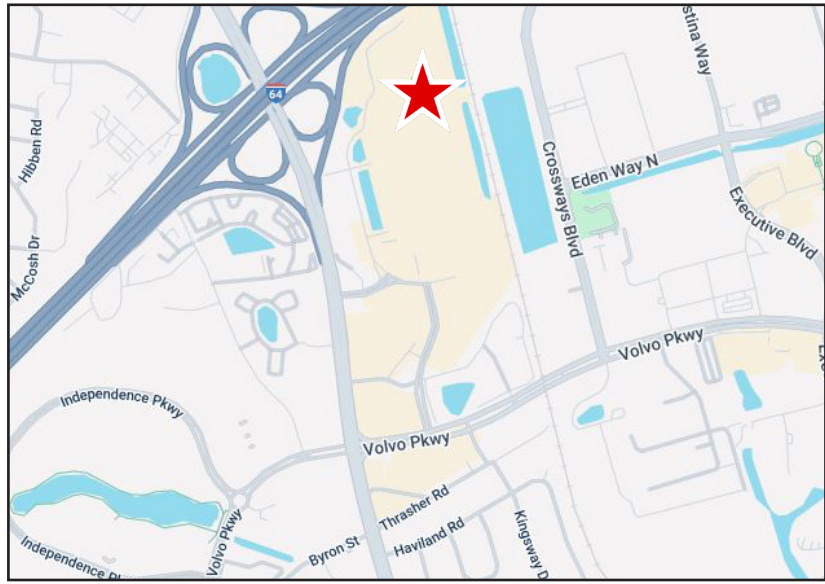


Land Parcel | 1537 Sam's Circle , Chesapeake, VA

PRICE: \$2,700,000.00

- PROPERTY FEATURES:**
- **±3.008 AC of land located between Walmart & Wayne's Homes/Kohl's**
 - **Site is surrounded by multiple retailers, including:** Sam's Club, Walmart, Kohl's, Texas Roadhouse, Chick-fil-A & more!
 - **Across the street from Home Depot & Lowes**
 - **Over 62K VPD** along Battlefield Boulevard
 - **Excellent visibility** from Interstate 64 & immediate access to I-64 via Battlefield Blvd.
 - **Two miles** from Chesapeake Regional Medical

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------|----------|----------|----------|
| Est. Population | 5,394 | 87,612 | 212,873 |
| Avg HH Income | \$77,662 | \$88,369 | \$91,345 |
| Households | 2,515 | 35,829 | 81,885 |



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