

For Sale

Land

1.26 Acres | \$392,857 / AC



1601 Cahoon Parkway

1601 Cahoon Parkway
Chesapeake, Virginia 23322

Property Highlights

- 1.262 Acres
- Zoned B-2,. General Business District
- 171 feet frontage on Cahoon Parkway
- Water, Sewer, Electrical, Gas, and Telephone available to site

Property Description

1.262 acres of zoned B-2, General Commercial District located in the Grassfield section of Chesapeake, VA. Adjacent to Cahoon Plantation Golf Course, Walmart Supercenter and other new retail developments and a 247 unit residential townhouse development.

Convenient access to Route 17, Dominion Blvd, Cedar Road, and Interstate 64

OFFERING SUMMARY

Sale Price	\$495,000
Lot Size	1.26 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,306	\$105,951
5 Miles	85,526	\$81,589
10 Miles	388,074	\$68,545

For more information

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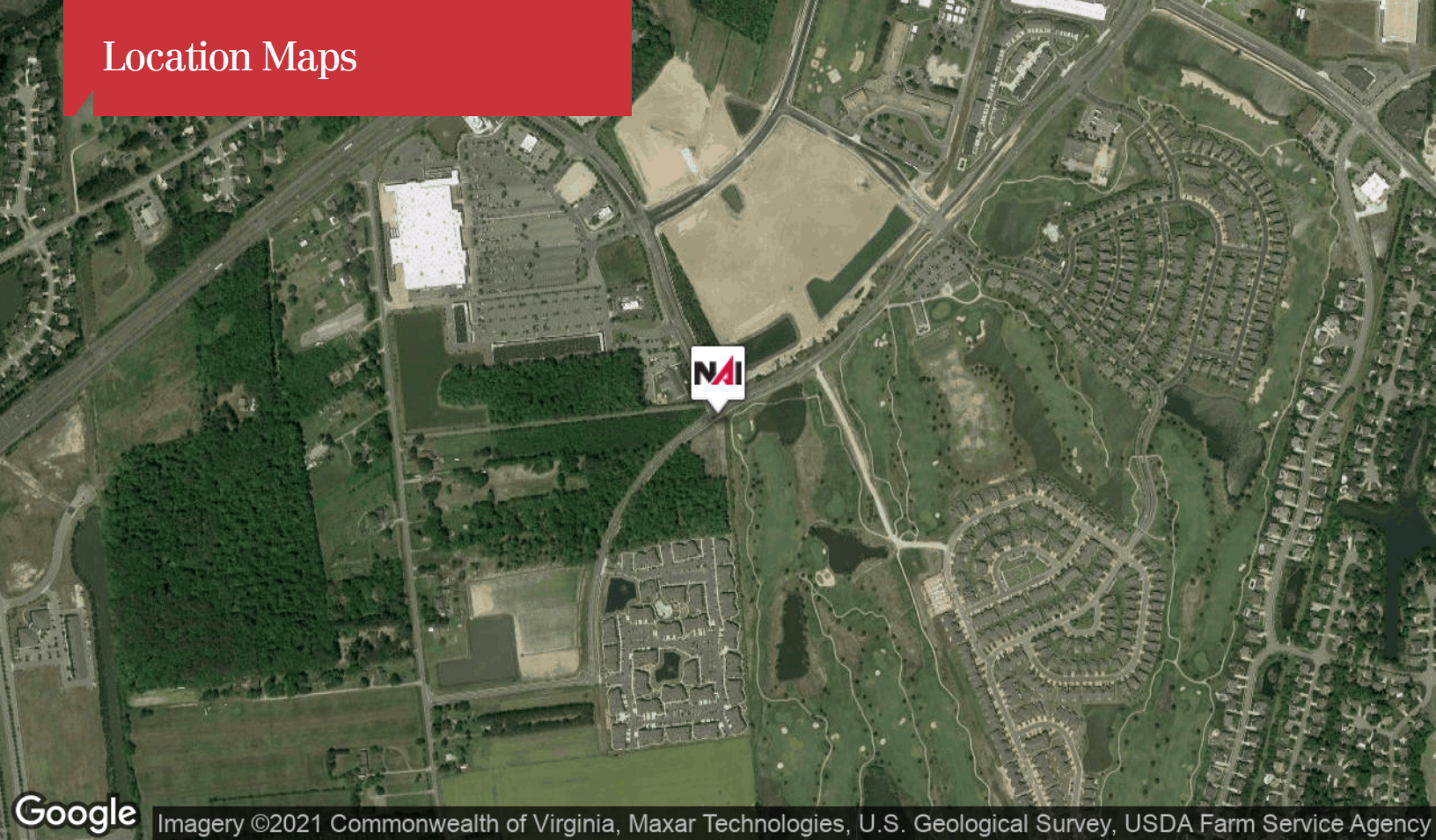
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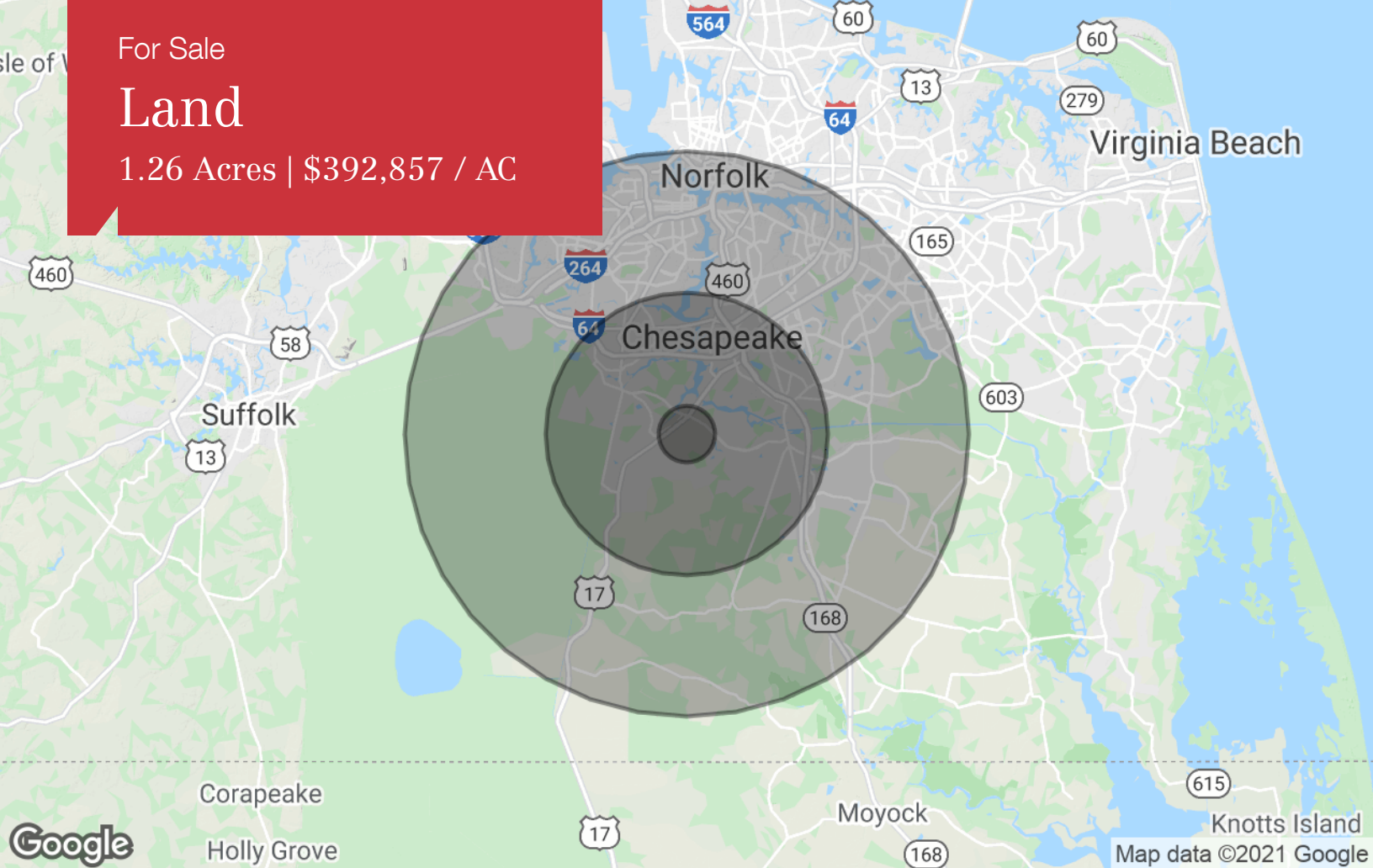
Location Maps



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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,306	85,526	388,074
MEDIAN AGE	38.1	37.0	35.4
MEDIAN AGE (MALE)	35.9	34.7	32.9
MEDIAN AGE (FEMALE)	39.5	38.9	37.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	738	30,610	142,123
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$105,951	\$81,589	\$68,545
AVERAGE HOUSE VALUE	\$367,949	\$307,333	\$285,274

Race

	1 Mile	5 Miles	10 Miles
% WHITE	77.0%	68.3%	53.2%
% BLACK	18.6%	25.6%	42.2%
% ASIAN	2.3%	3.4%	2.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.5%	0.4%
% OTHER	1.7%	2.2%	1.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.2%	4.8%	3.5%

* Demographic data derived from 2010 US Census