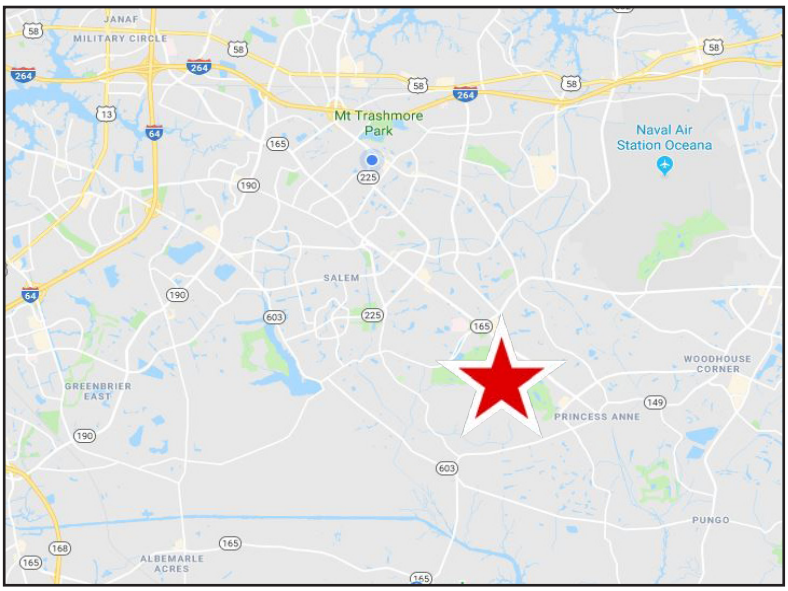
land FOR LEASE

Prime Corner Parcel | 3601 Dam Neck Road, Virginia Beach, VA

PROPERTY FEATURES:

- **±0.95 AC OF LAND AVAILABLE! Zoned B-2**
- **Rare opportunity to ground lease land** at the signalized Dam Neck entrance to Landstown Commons, a ±505,699 SF fully leased, Class A Retail/Mixed Use Power Center, featuring Kohl's, Best Buy, Home Sense, Ulta, Old Navy & more!
- **Adjacent to Virginia Beach's Farmer's Market**
- **Close to the TCC ODU/NSU Higher Education Center** and UVA Hampton Roads Center (±30,000 students), VB Sportsplex, Farm Bureau Live, YMCA & Sentara Princess Anne Hospital
- **±25,000 combined active duty, family & civilian personnel** stationed at Naval Air Station Oceana
- **Excellent visibility with over 30K VPD** on Dam Neck Road!

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Est. Population	39,236	86,684	196,374
Avg HH Income	$115,626	$119,528	$114,647
Households	13,756	30,137	71,323



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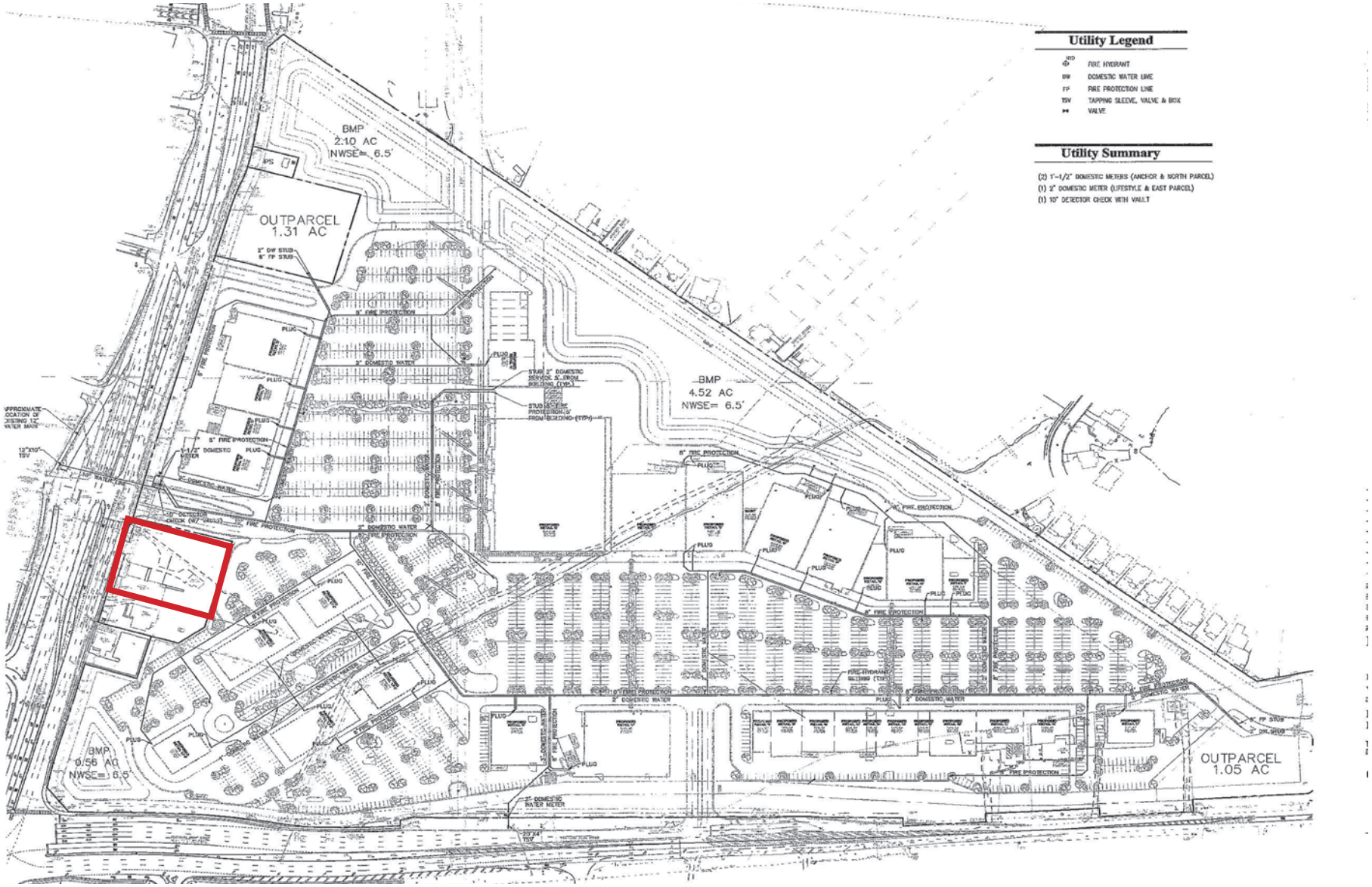
SITE PLAN



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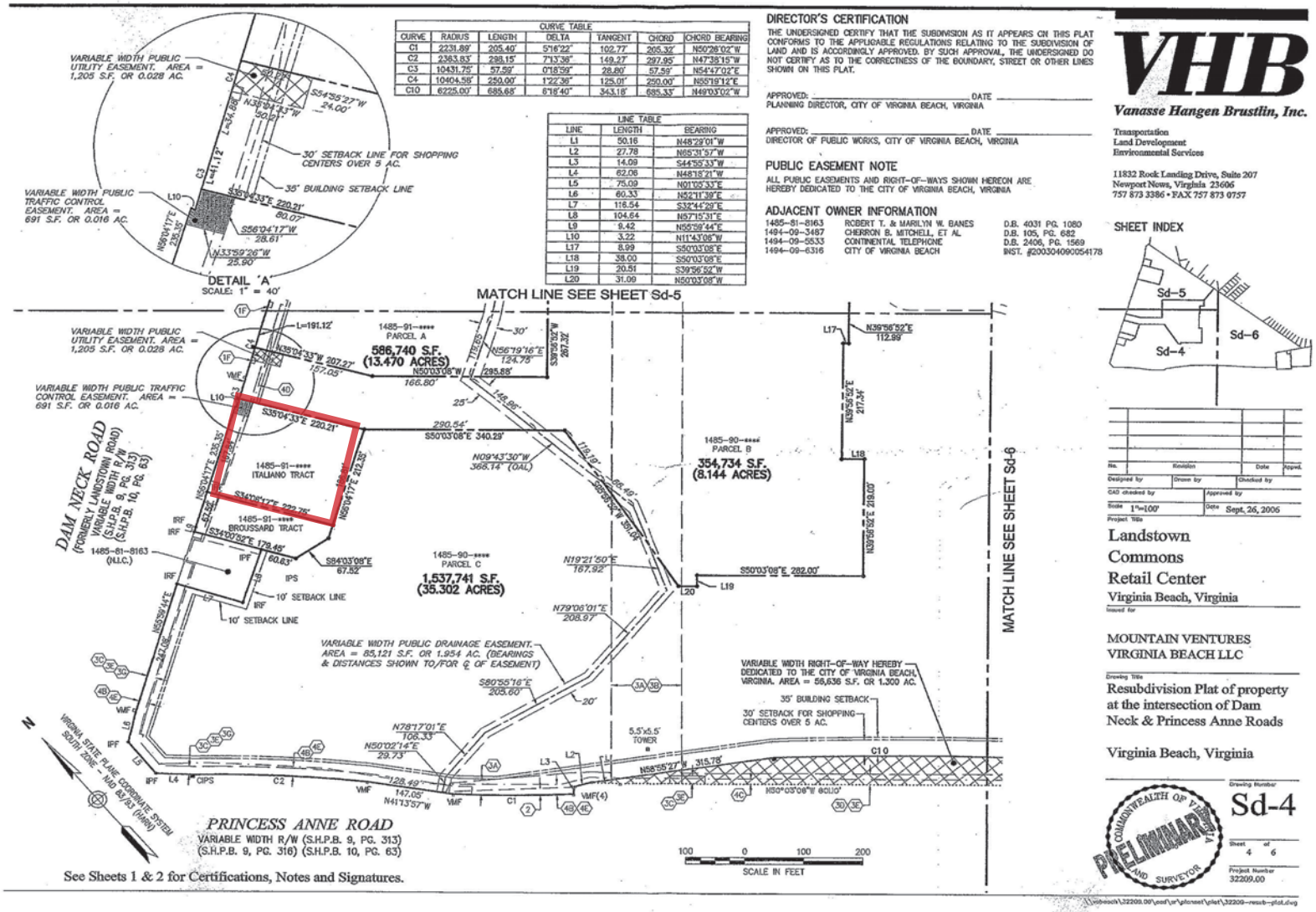

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