

land FOR SALE



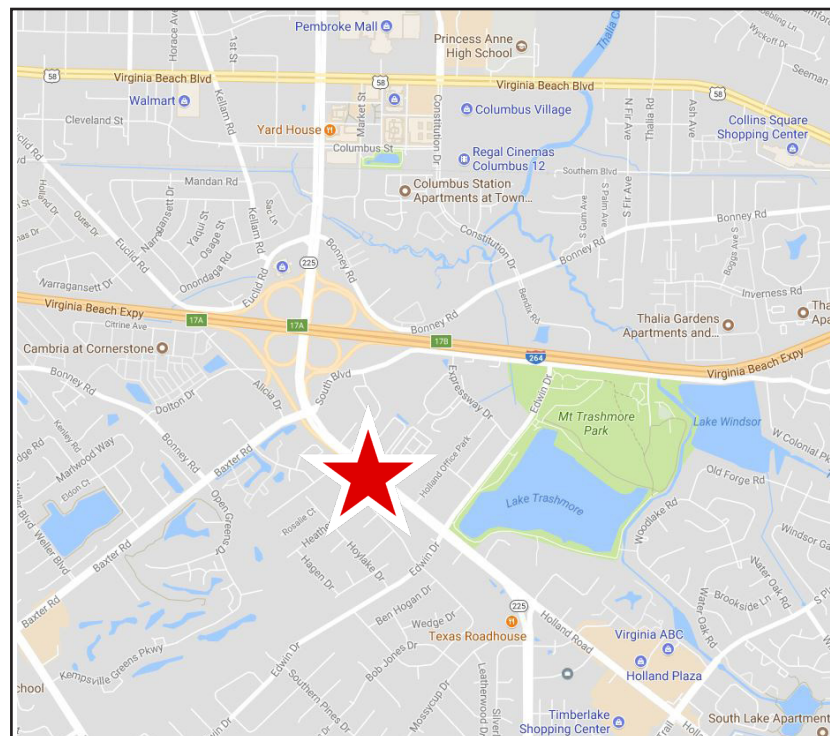
LAND PARCELS | 449-465 South Independence Boulevard, Virginia Beach, Virginia

SALE PRICE: \$1,300,000.00

PROPERTY FEATURES:

- **±1.08 acre lot with excellent visibility and access points along South Independence Boulevard**, across from Mount Trashmore with traffic counts over 76,000 VPD! Less than 1/4 mile to I-264
- **Amazing demographics!** High population, average HH income, number of households within a 1-5 mile radius!
- **Zoning: B2**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	15,873	144,660	300,379
Avg HH Income	\$61,945	\$64,562	\$66,868
Households	7,041	54,942	112,317



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