



**Exceptional development opportunity  
in a tremendous growth area!**

## PROPERTY DETAILS

<b>LOT SIZE:</b>	6.25 acres
<b>ZONING:</b>	Comprehensive plan calls for high-density multi-family
<b>SALE PRICE:</b>	<b>\$1,195,000</b>

DEMOGRAPHICS	1 mile	3 miles	5 miles
<b>Total Households:</b>	2,555	14,107	33,715
<b>Total Population:</b>	6,916	39,525	90,791
<b>Average Income:</b>	\$171,124	\$127,523	\$114,649
<b>Vehicles Per Day:</b>	<b>Pughsville Road: 6,507 VPD</b> <b>Shoulders Hill Road: 13,027 VPD</b>		

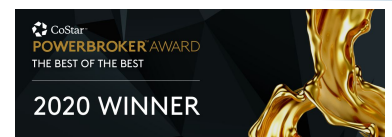
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**Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).**

**Monty Spencer**

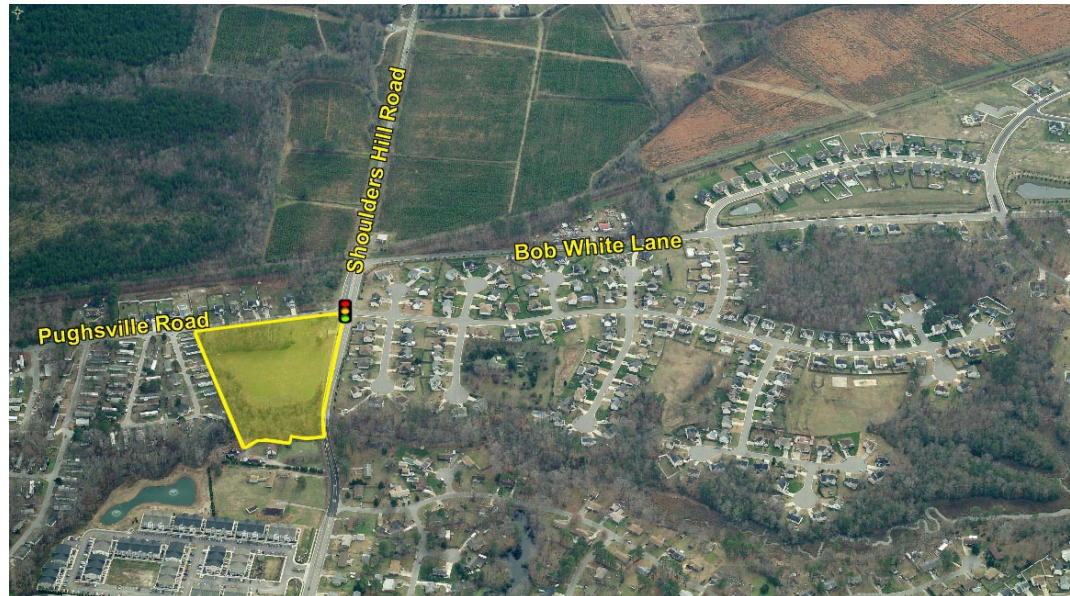
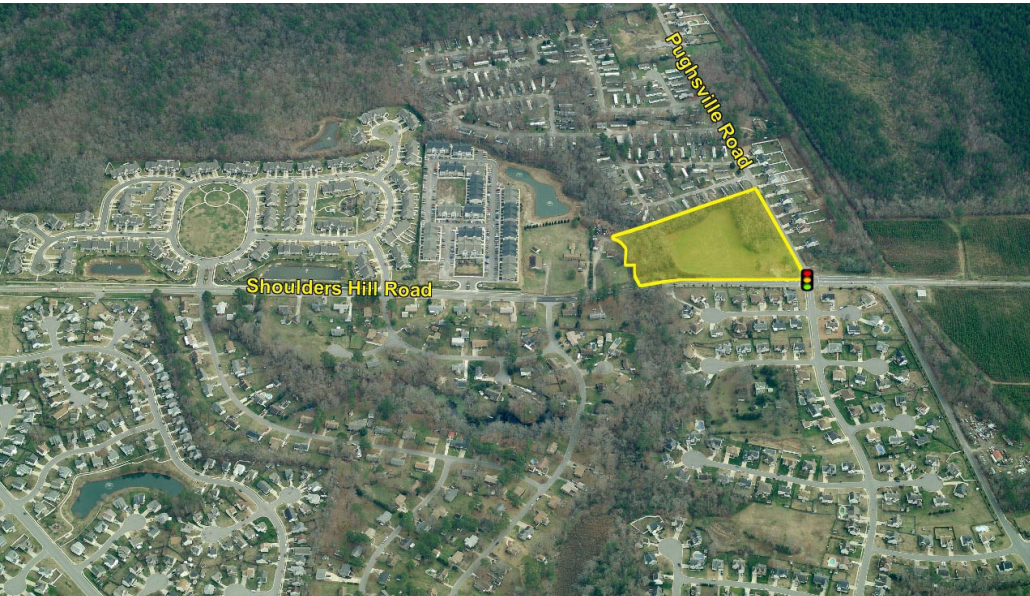
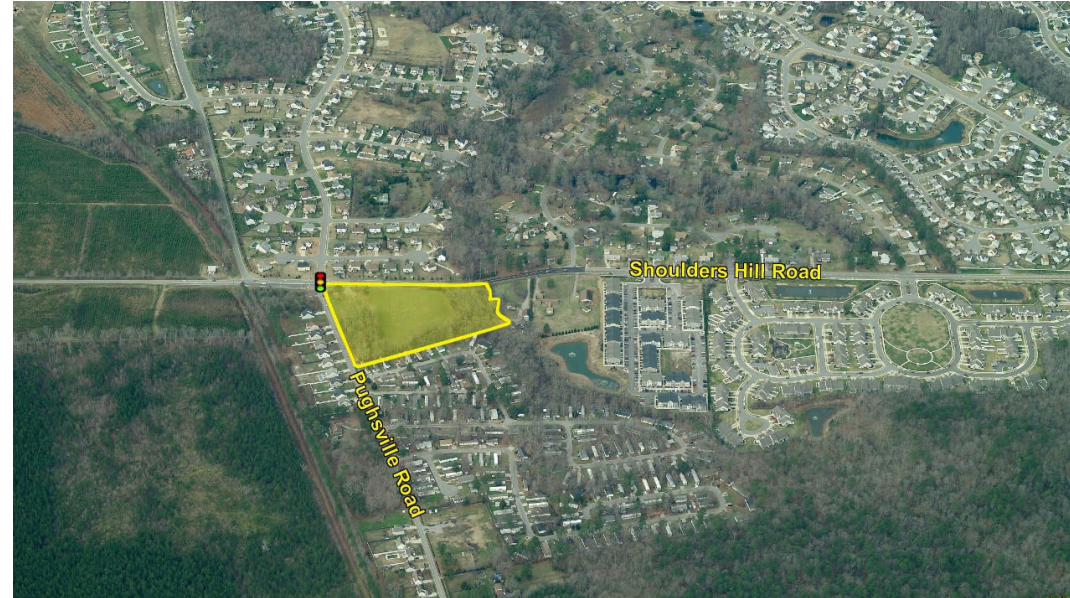
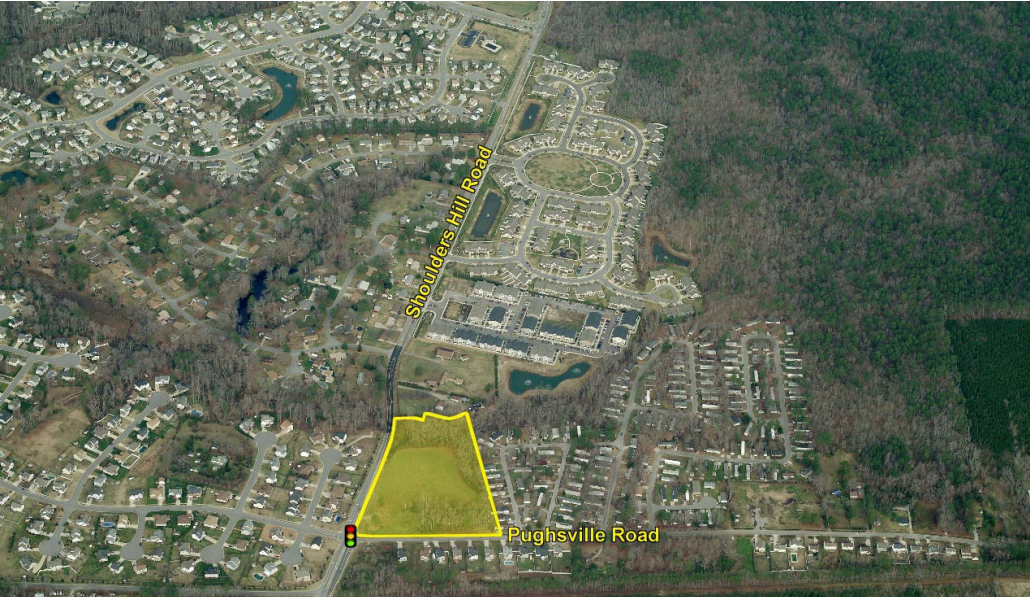
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# Corner of Pughsville & Shoulders Hill Roads, Suffolk, 23435



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