

land FOR SALE

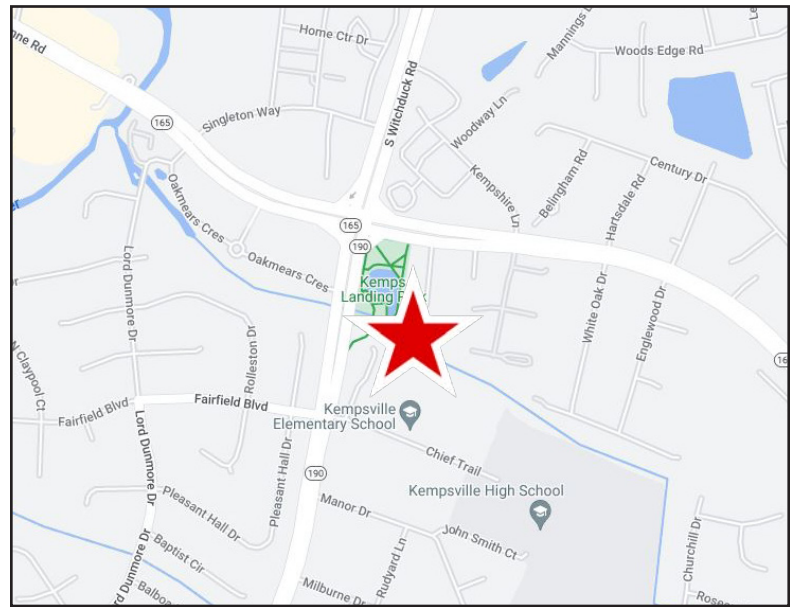


LAND PARCELS (& ALL ASSOCIATED STRUCTURES) | 529 & 541 Downey Drive, Virginia Beach, Virginia

SALE PRICE: \$1.8 MILLION \$1.65M

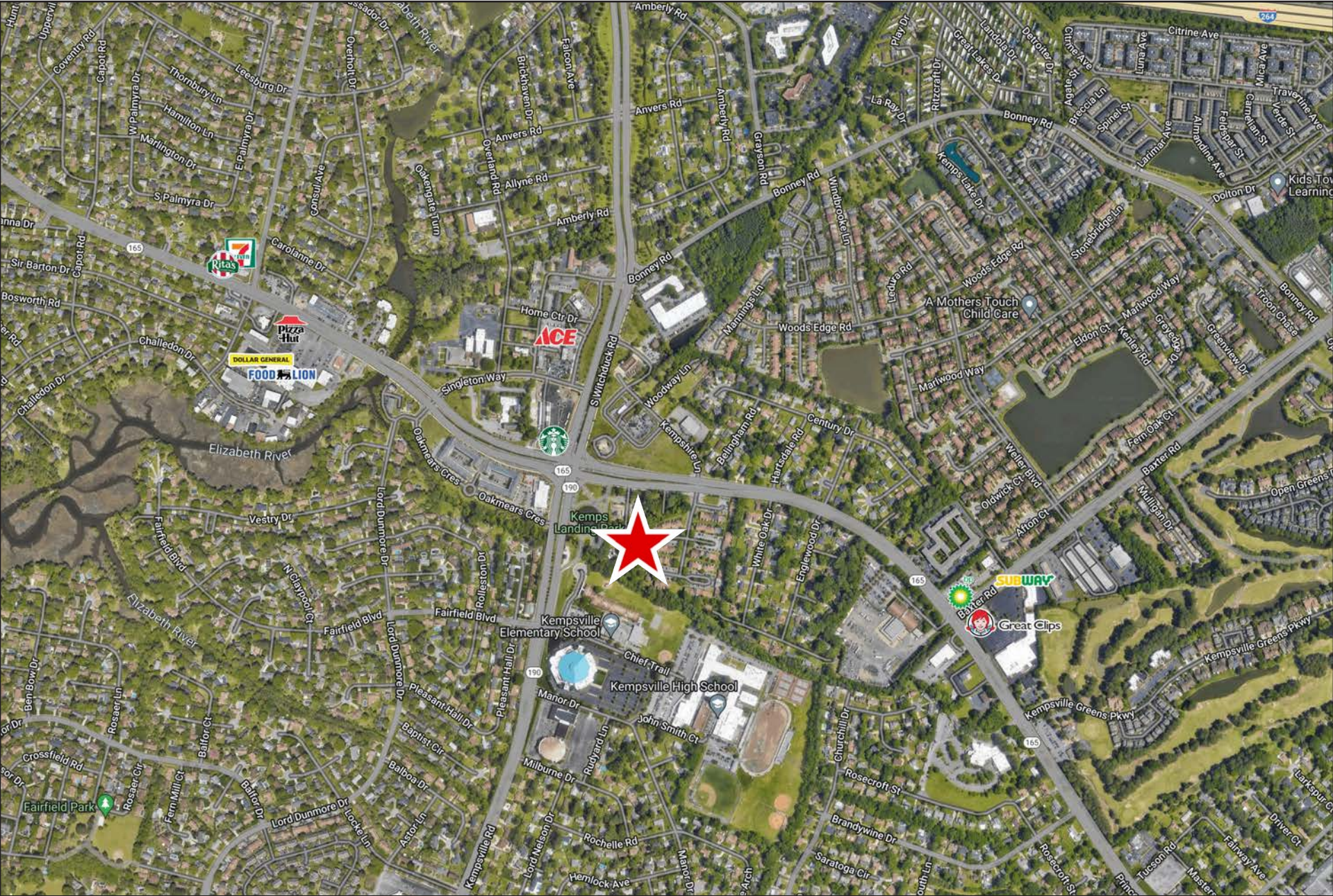
- PROPERTY FEATURES:**
- **Three (3) parcels equaling ±2.59 AC of land** with associated improvements in the Kempsville area of Virginia Beach!
 - **Located directly behind Kemps Landing Park** and beside Kempsville elementary school
 - **Above average demographics!** High population, average HH income, number of households within a 1-5 mile radius!
 - **Access point** along Princess Anne Rd. with traffic counts at 30,000 VPD at intersection.
 - **Less than 1/4 mile to I-264**
 - **Zoned: R-10 (Residential)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,390	135,856	315,570
Avg HH Income	\$94,730	\$88,003	\$90,658
Households	5,610	51,939	118,297
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Daytime Employees	4,890	35,527	58,478



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SHORT RANGE AERIAL



LONG RANGE AERIAL

