



For Lease

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Former Rite Aid

13554 Carrollton Boulevard | Carrollton, Virginia 23324

- 11,115 sf
- Freestanding former drug store building with drive-thru
- Located in high-growth Isle of Wight County
- One mile from new Publix, Royal Farms development

Accelerating success.

Property Overview:

The subject property is located in high growth Isle of Wight County. The site is surrounded by strong upscale residential communities and there is a tremendous amount of new residential growth in the vicinity. The former Rite-Aid has excellent visibility to Route 17 and the building itself appears to be in generally good condition. The property is on outparcel to a Food Lion shopping center at a signalized intersection and is one mile away from a new Publix, Royal Farms development.

Property Address: 13554 Carrollton Blvd, Carrollton, Virginia

Building Size: 11,115 sf

Lot Size: 2.74 acres

Width: 84' feet

Zoning: GC

Signage: Building sign & pylon signage

Asking Price: \$22.00 PSF

Real Estate Taxes: \$29,200 annually

Traffic Counts: 28,000 ADT (Carrollton Blvd)
10,000 ADT (Smiths Neck Road)

Loading: Grade level roll up door

Access: Signalized access on Route 17

Property Summary

Demographics	1 Mile	3 Miles	5 Miles
Population	5,113	10,491	22,660
Average HH Income	\$125,929	\$135,477	\$145,379
Daytime Population	3,094	6,402	15,426

Photo Gallery

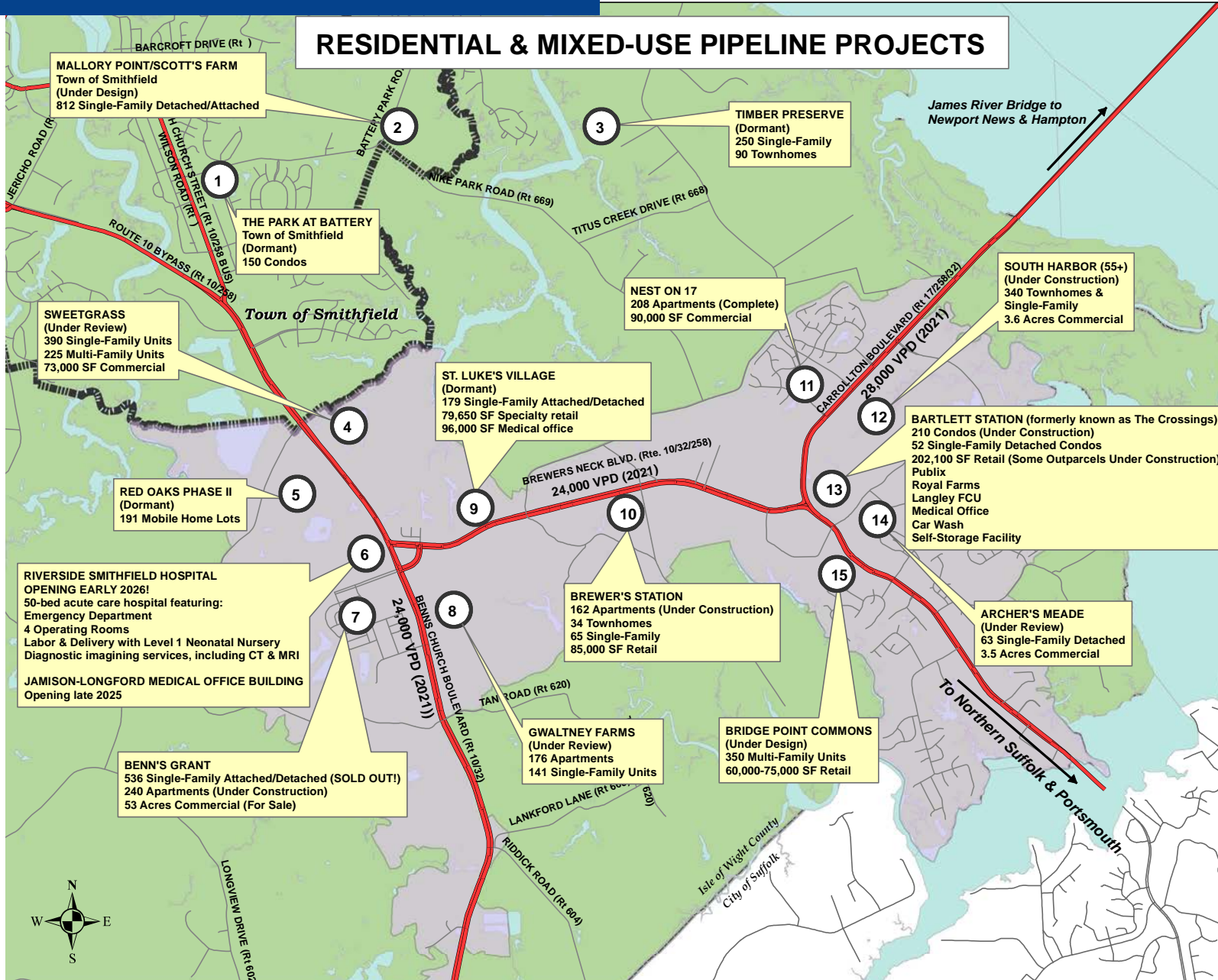


Market Landscape

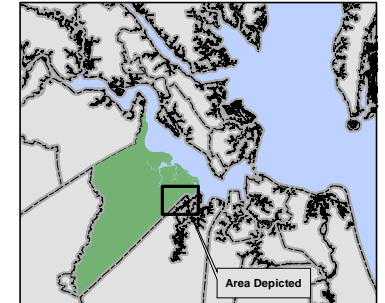


Smithfield Housing

RESIDENTIAL & MIXED-USE PIPELINE PROJECTS



NEWPORT DEVELOPMENT SERVICE DISTRICT Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066

Median home value is \$351,400

Traffic Counts (2019): Average VPDs:

- Route 17 = (29,000)
- Route 10/32/258 = (25,000)
- Route 10 = (25,000)

- In Close Proximity to:
- Smithfield = (1 mile)
- Northern Suffolk = (1 mile)
- Newport News = (5 miles)
- Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles),

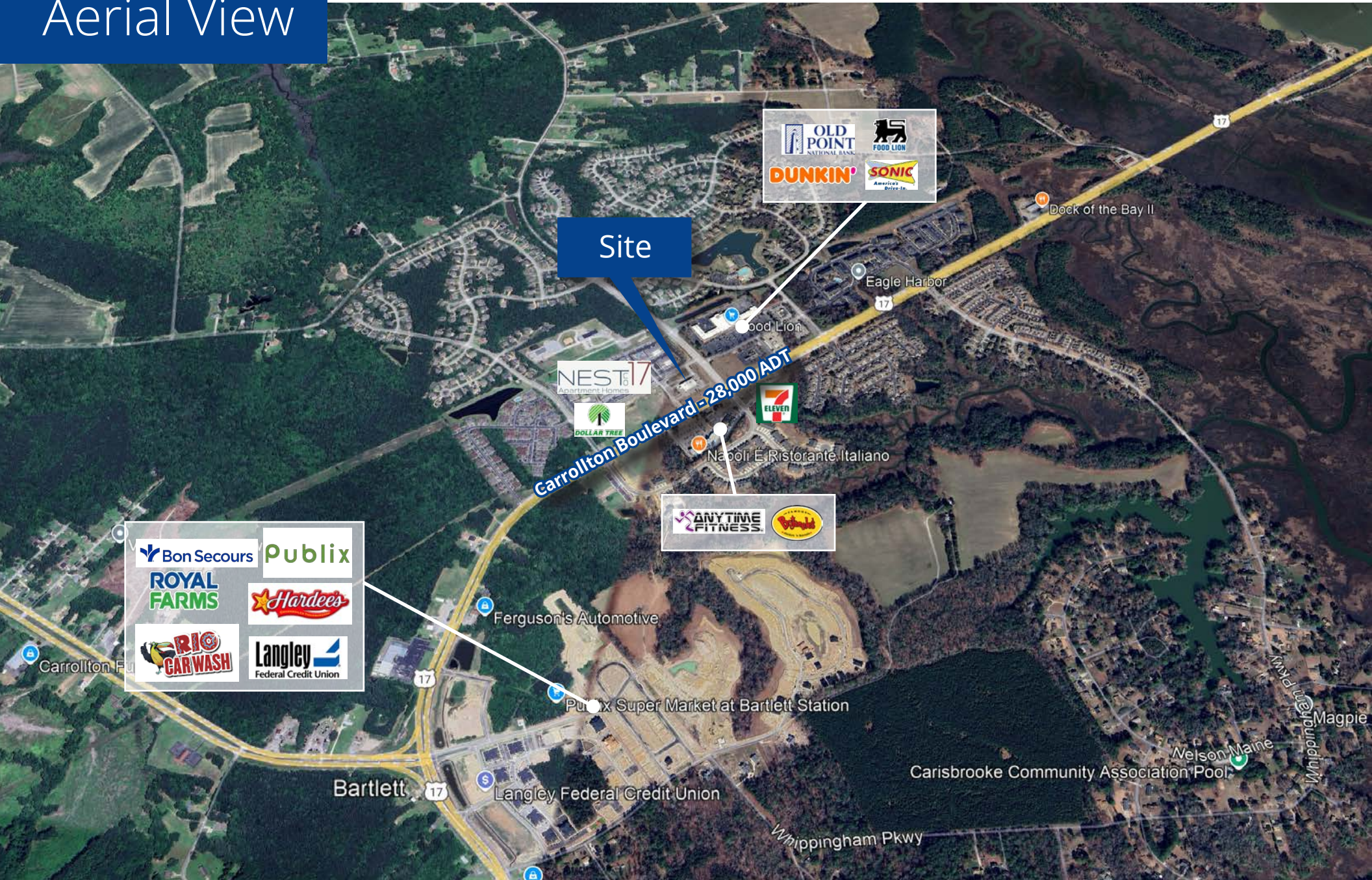
Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



Local Roots. Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA

For more information, contact:
Isle of Wight Economic Development
(757) 356-1962
www.insidetheisle.com

Aerial View



Site

OLD POINT NATIONAL BANK
FOOD LION
DUNKIN'
SONIC Drive-Ins

NEST 617
Apartment Homes

DOLLAR TREE

7 ELEVEN

Napoli E. Ristorante Italiano

ANYTIME FITNESS
VULCAN

Bon Secours
Publix
ROYAL FARMS
Hardee's
RIO CARWASH
Langley Federal Credit Union

Ferguson's Automotive

Publix Super Market at Bartlett Station

Bartlett

Langley Federal Credit Union

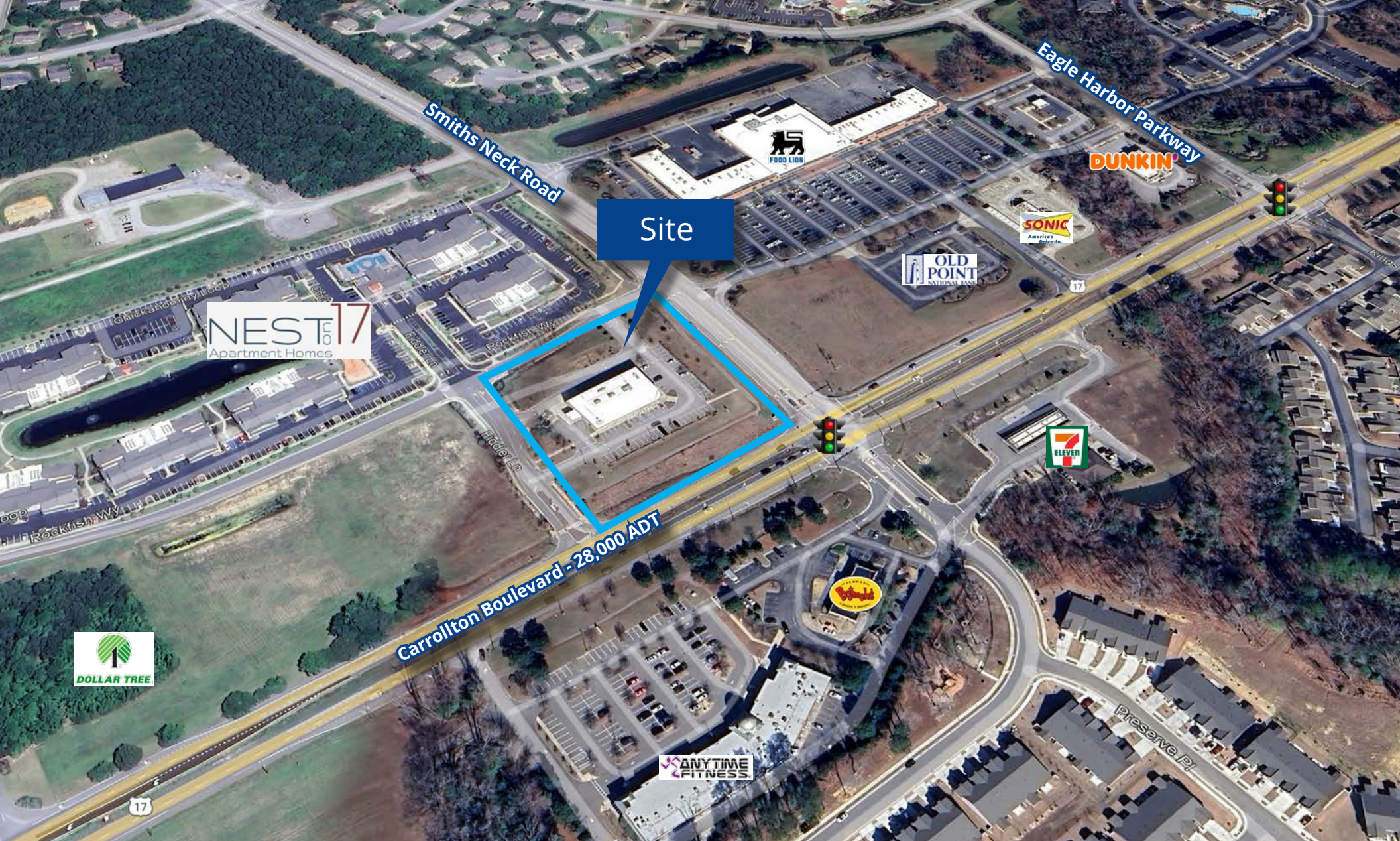
Carisbrooke Community Association Pool

Nelson Maine

Whippingham Pkwy

Magpie
Whippingham
Magpie

Carrollton Boulevard - 28,000 ADT



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