

# FOR SALE

4.88 AC REDEVELOPMENT SITE

1909 Commerce Drive | Hampton, VA 23666



S.L. NUSBAUM  
REALTY CO.



## EMMA WILL

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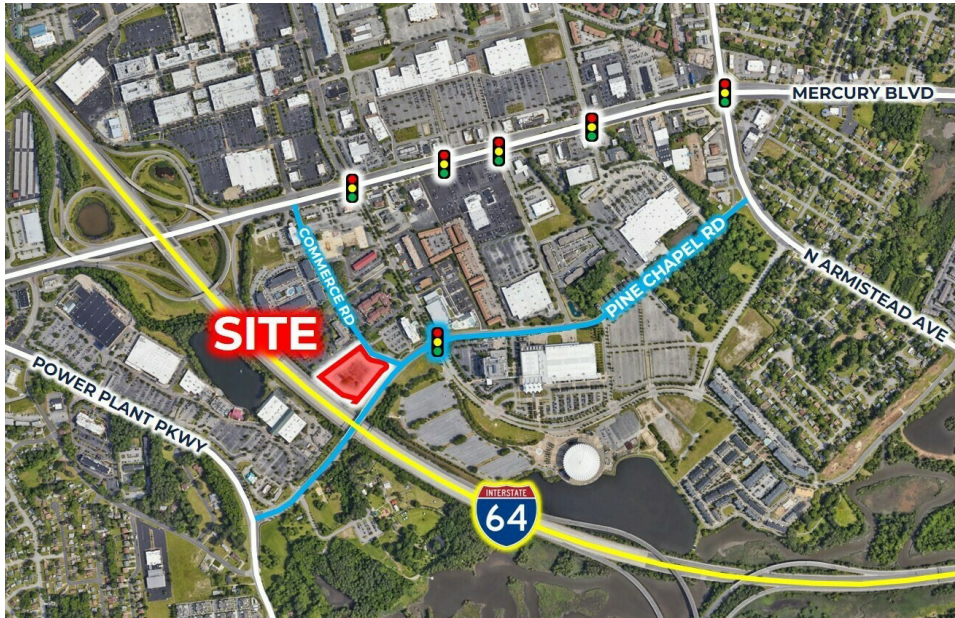
# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$9,359,000
Lot Size:	4.88 Acres
Zoning:	MD-4

[Click Here - Drone Photos](#)

[Click Here - Coliseum Central Master Plan](#)

[Click Here - Civilian Labor Force Profile](#)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,355	87,542	193,756
Daytime Population	15,373	103,551	216,607
Total Households	5,301	38,843	82,800
Average HH Income	\$75,206	\$82,393	\$83,462

## PROPERTY OVERVIEW

Located along Commerce Drive with excellent access to I-64 and Mercury Boulevard, this 4.88 AC redevelopment site offers a compelling multifamily development opportunity in the heart of Hampton Roads. Zoned MD-4, the site allows multifamily by-right and is entitled for up to 382 units, positioning it as an ideal play for developers seeking scale in a high-demand submarket.

## PROPERTY HIGHLIGHTS

- Well located site in Hampton Roads, offering proximity to major employment centers and daily amenities
- Close proximity to the Hampton Coliseum, Hampton Roads Convention Center, Peninsula Town Center, Coliseum Marketplace and more
- Strong workforce and renter base driven by nearby military, aerospace, healthcare, and port-related employers
- Situated in an Opportunity Zone within the Coliseum Central District

# CONCEPT PLAN & RENDERING

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*Concept Plan*



*Rendering*

[CLICK HERE FOR LINK TO CITY COUNCIL PRESENTATION](#)

# AERIALS

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# TRADE AREA

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# CONTACT INFORMATION

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S.L. NUSBAUM

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157,000 VPD

PINE CHAPEL RD 9,700 VPD

COMMERCE DR

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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