

land FOR SALE

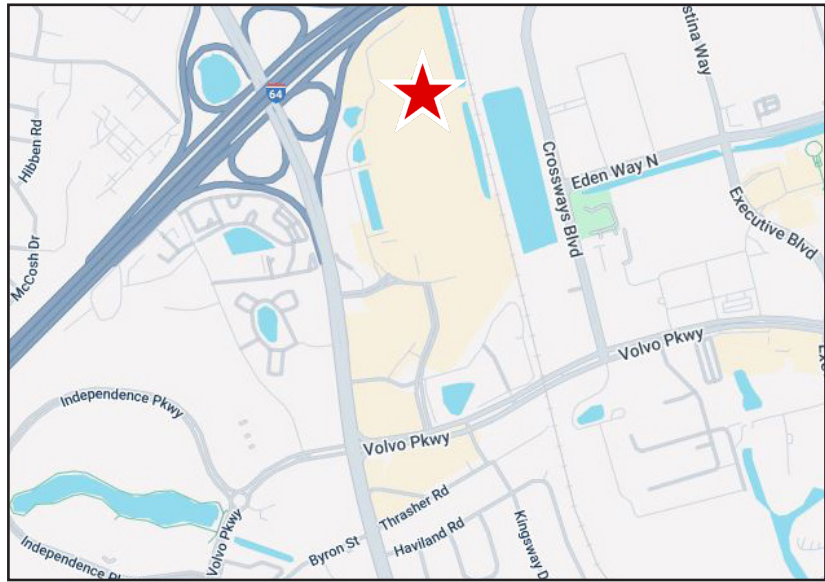


Land Parcel | 1537 Sam's Circle , Chesapeake, VA

PRICE: \$2,600,000.00

- PROPERTY FEATURES:**
- **±3.008 AC of land located between Walmart & Wayne's Homes/Kohl's**
 - **Site is surrounded by multiple retailers, including:** Sam's Club, Walmart, Kohl's, Texas Roadhouse, Chick-fil-A & more!
 - **Across the street from Home Depot & Lowes**
 - **Over 62K VPD** along Battlefield Boulevard
 - **Excellent visibility** from Interstate 64 & immediate access to I-64 via Battlefield Blvd.
 - **Two miles** from Chesapeake Regional Medical

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	5,394	87,612	212,873
Avg HH Income	\$77,662	\$88,369	\$91,345
Households	2,515	35,829	81,885



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