



Property Features

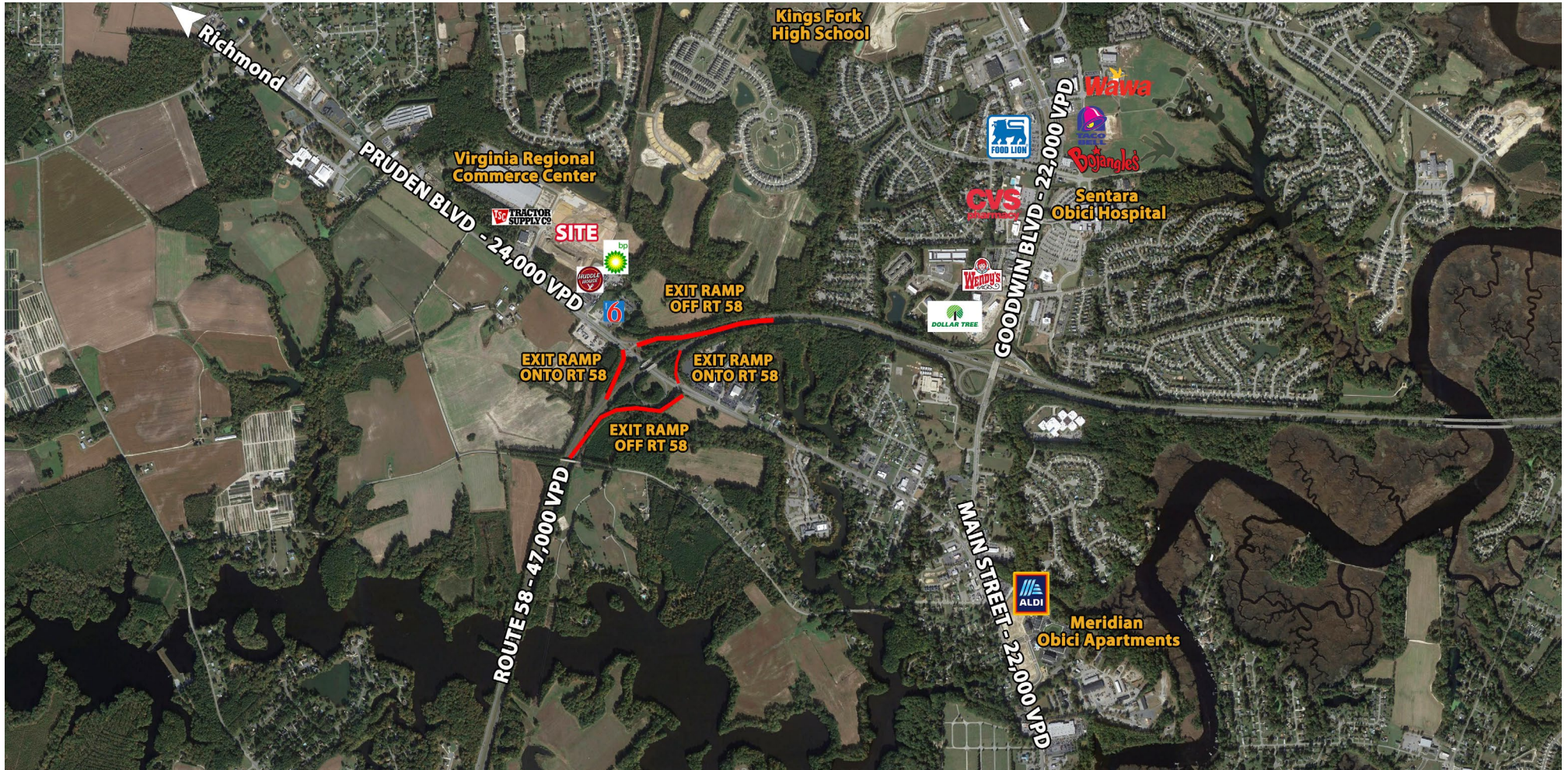
- +/-7 acres of land available for build-to-suit or land lease
- Proposed industrial use:
 - Examples: truck dealership, rental or farm equipment dealership, truck & trailer storage lot, RV dealership
- Total site: 11 acres
- Access from signalized intersection
- Near newly constructed Tractor Supply Company
- Adjacent to Virginia Regional Commerce Park (approximately 1,000,000 SF of big box industrial space planned in several phases)
- Within 1 mile of Sentara Obici Hospital, medical office parks and new retail developments
- Immediate access to Route 58 (47,000 VPD)
- Fronting Route 460 (24,000 VPD)

Travel Times		
	Distance	Time
I-64/664/264	18 miles	20 min
Richmond	79 miles	90 min
I-95	74 miles	90 min
I-85	96 miles	104 min

For more information, contact:

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 Vice President
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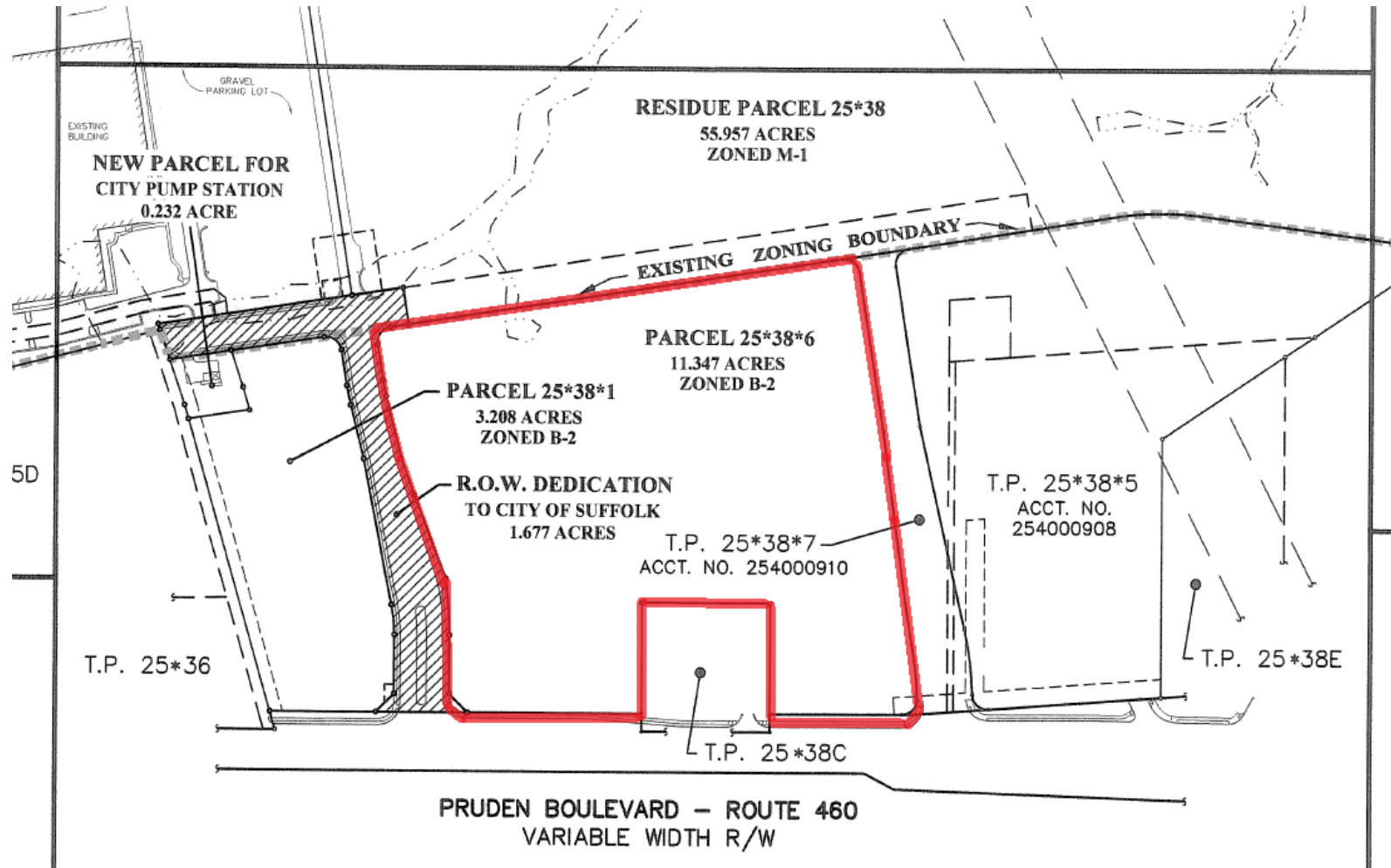
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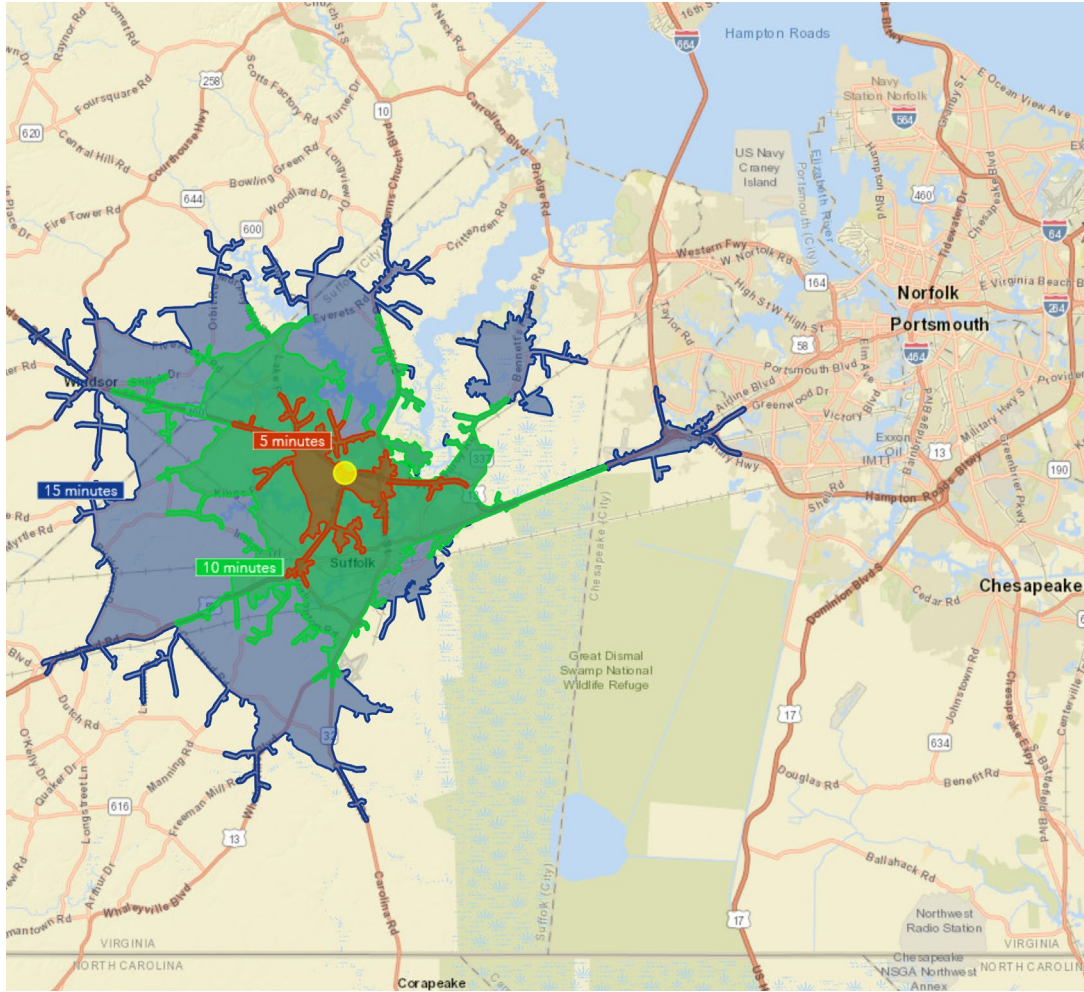
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COMMERCIAL LAND AVAILABLE FOR LEASE

2882 Pruden Boulevard

Suffolk, VA



	5 Minutes	10 Minutes	15 Minutes
Demographics			
POPULATION			
Population	4,888	33,067	54,050
Census Population	4,594	30,576	18,472
HOUSEHOLDS			
2017 Estimated Households	1,608	12,003	19,604
2022 Projected Households	1,739	12,797	20,766
2010 Census Households	1,494	11,181	18,472
2017 Est. Ave. Household Income	\$89,323	\$74,471	\$71,674
2017 Est. Median Household Income	\$75,182	\$62,240	\$57,475
2017 Est. Per Capita Income	\$34,011	\$28,101	\$26,750
BUSINESSES			
2017 Est. Total Businesses	221	1,208	1,585
2017 Est. Total Employees	3,660	16,547	20,723
RACE			
2017 Est. White	60.1%	53.7%	48.9%
2017 Est. Black	35.2%	40.7%	46.0%
2017 Est. Hispanic	4.0%	4.6%	4.0%

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