



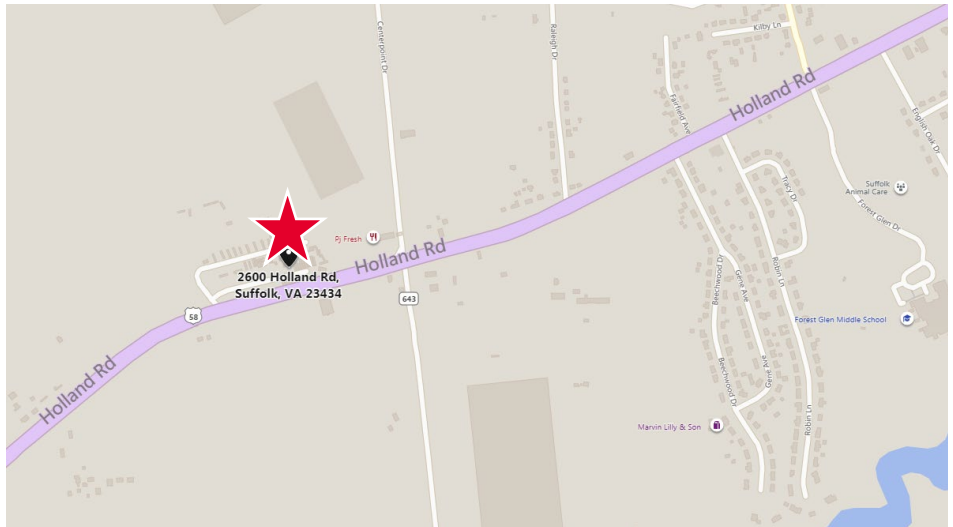
## Commercial Development Parcels

For more information, contact:

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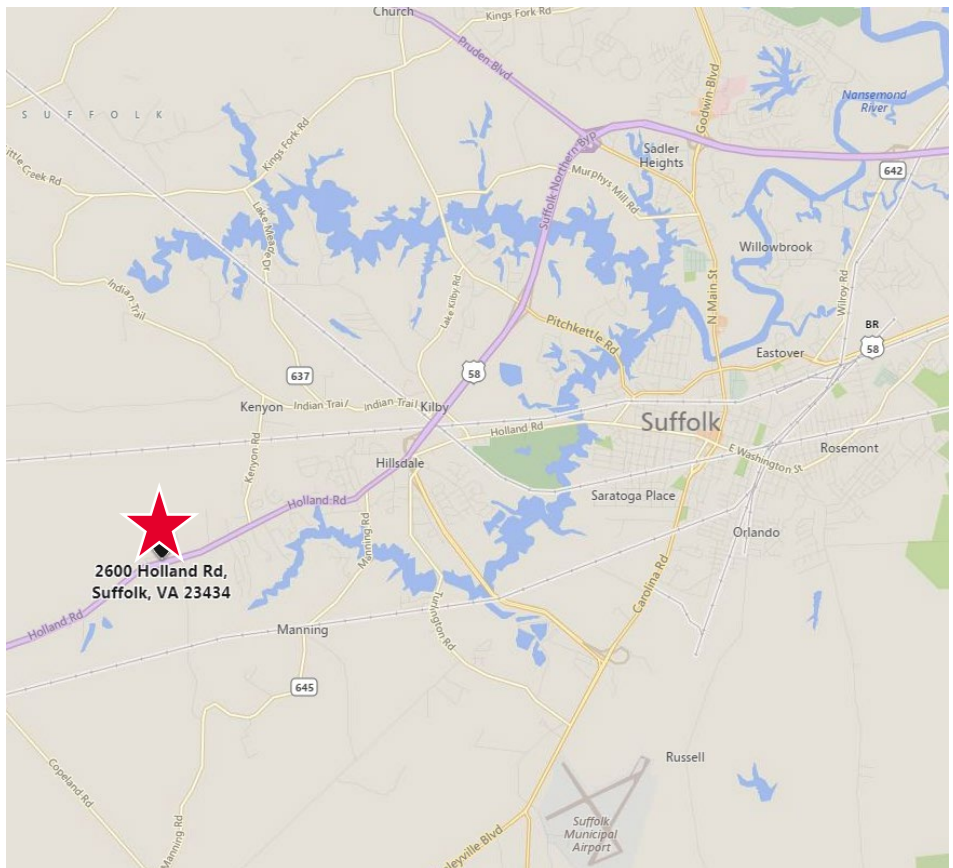
The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1820  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

Specifications	
Total Size	5.28 acres
Parcel A	3.06 acres
Parcel B	2.22 acres
Sale Price for Parcel A	\$1,100,000
Sale Price for Parcel B	\$900,000,
<b>Sale Price for Parcel A &amp; B</b>	<b>\$2,000,000</b>



### Property Features

- Adjacent to Pilot Truck Stop
- Rt. 58 main corridor leaving Hampton Roads and the Port of Virginia
- At entrance to CenterPoint Intermodal Center and 1.7 million square feet of industrial space
- Properties offer direct access from Rt. 58 westbound and Ace Drive eastbound, signalized intersection
- Zoned B-2 commercial
- All utilities to the sites
- Over 800 feet of frontage along Rt. 58
- Traffic count: 34,000 VPD



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