

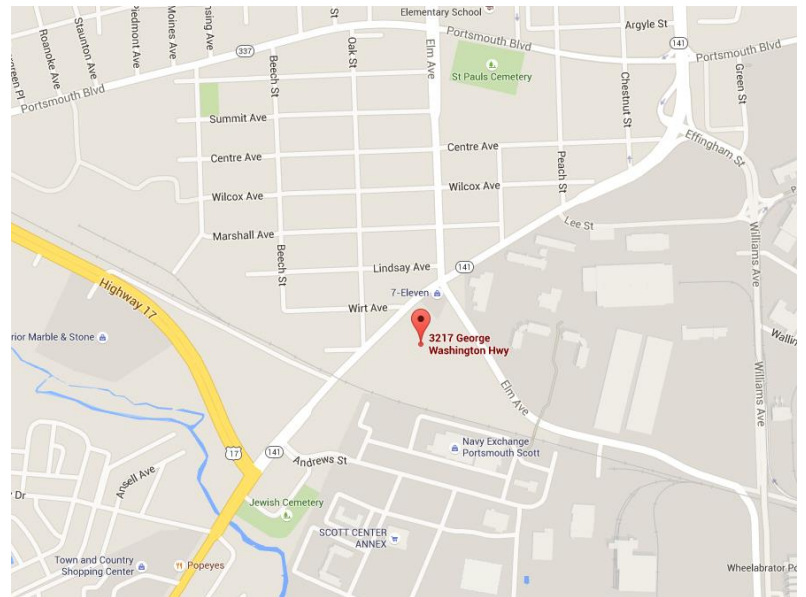


**Property Features**

- 1.22 acres
- Offering Price - \$325,000
- Zoned IL
- 24,000 VPD on George Washington Highway
- Near entrance to Norfolk Naval Shipyard
- Enterprise Zone #2

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	12,056	86,465	240,197
Avg. HH Income	\$39,489	\$56,175	\$59,522
Daytime Population	1,408	28,761	103,671



For more information, contact:

**BOB THORNTON, CCIM, CRE, SIOR**  
 Senior Vice President  
 757 499 0583  
 bob.thornton@thalhimer.com

The Town Center of Virginia Beach  
 222 Central Park Ave., Suite 1820  
 Virginia Beach, VA 23462  
 www.thalhimer.com

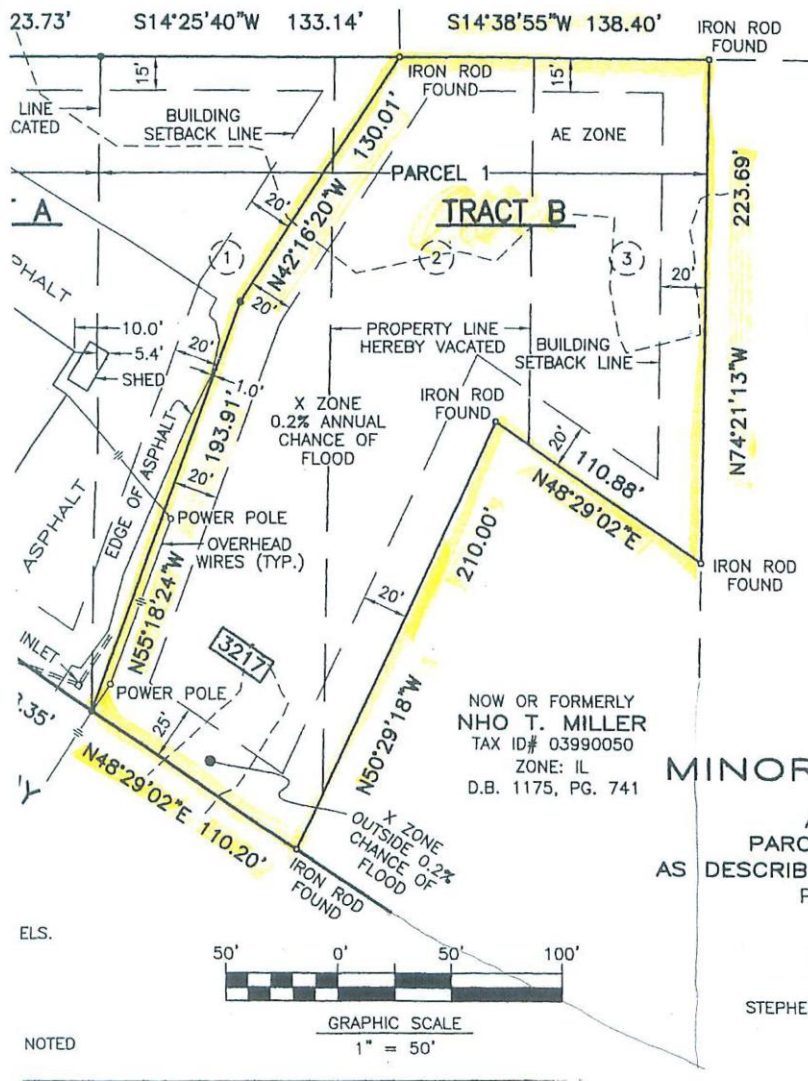
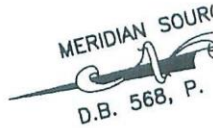
**LAND FOR SALE**  
**3217 George Washington Highway**  
 Portsmouth, VA

GEORGE WASHINGTON HIGHWAY  
 GEORGE WASHINGTON HIGHWAY

THE TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 103,290 SQ. FT.  
 TRACK A = 50,097 SQ. FT. OR 1.1501 AC.  
 TRACK B = 53,193 SQ. FT. OR 1.2211 AC.

OR FORMERLY  
**SONS, L.C.**  
 D# 03990120  
 ZONE: IL  
 259, PG. 599

NOW OR FORMERLY  
**A.J. MARCHIGIANI, FAMILY TRUSTEE, AND  
 WILLIAM L. DUDLEY, III, INDEPENDENT QUALIFIED TRUSTEE,  
 OF THE A J MARCHIGIANI 2013 IRREVOCABLE TRUST**  
 TAX ID# 03990140  
 ZONE: IL  
 INSTR.# 130006435



NOW OR FORMERLY  
**COHAN HOLDINGS, L.C.**  
 TAX ID# 03990030  
 ZONE: IL  
 INSTR.# 017615

NOW OR FORMERLY  
**NHO T. MILLER**  
 TAX ID# 03990050  
 ZONE: IL  
 D.B. 1175, PG. 741

**MINOR SUBDIVIS**  
 OF PROPERTY OF  
**AC & SONS, L.C.**  
 PARCEL 1 AND PARCEL 2  
 AS DESCRIBED IN D.B. 1116, P. 1  
 PORTSMOUTH, VIRGINIA

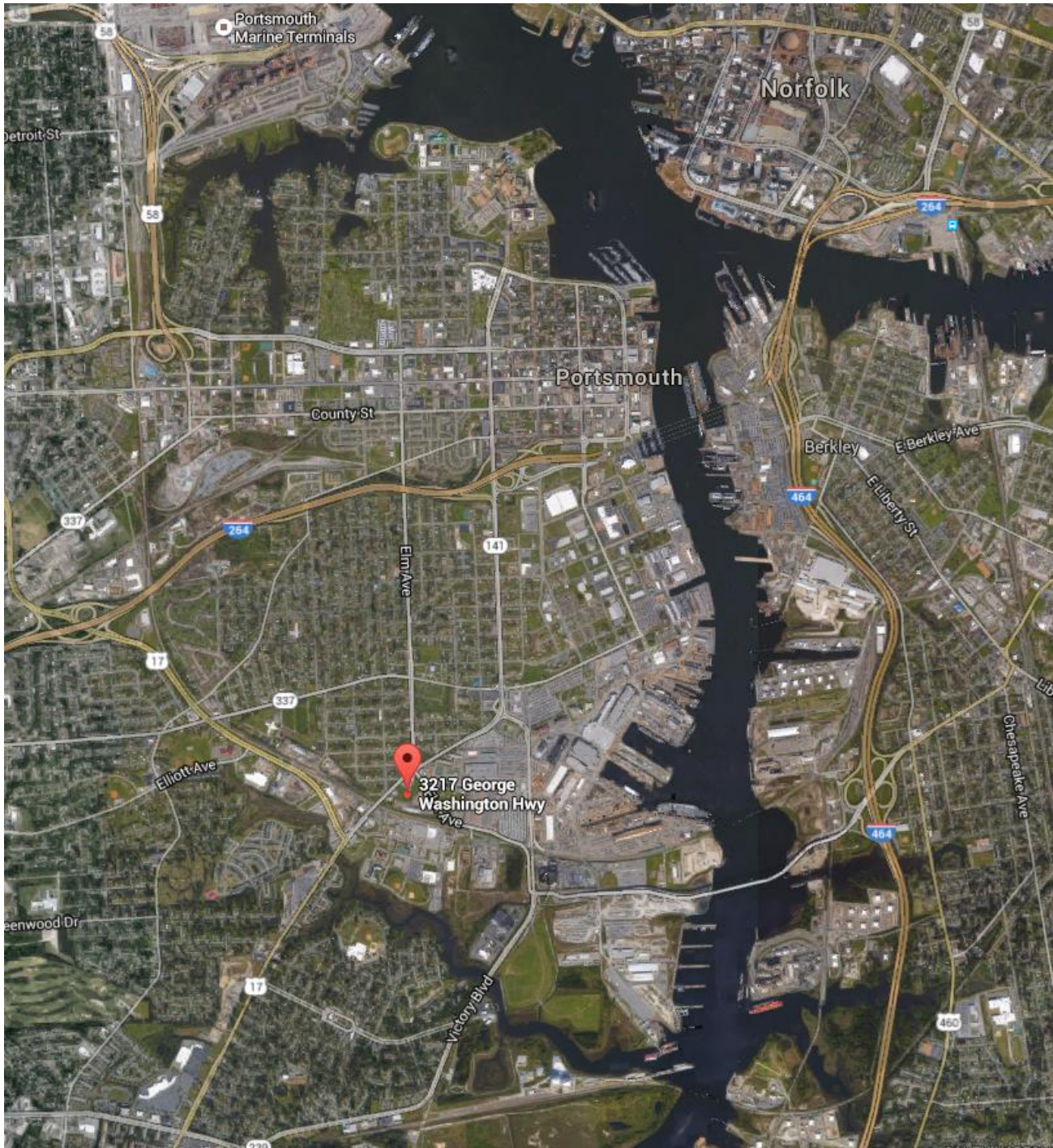
DATE: JULY 1, 2014

STEPHEN I. BOONE & ASSOCIATES, P.C.  
 LAND SURVEYORS  
 PORTSMOUTH, VIRGINIA

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