

3217 George Washington Highway

Portsmouth, VA



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

THE TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 103,290 SQ. I GEORGE WASHINGTON HIGHWAY GEORGE WASHINGTON HIGHWAY TRACK A = 50,097 SQ. FT. OR 1.1501 AC. TRACK B = 53,193 SQ. FT. OR 1.2211 AC. NOW OR FORMERLY A.J. MARCHIGIANI, FAMILY TRUSTEE, AND OR FORMERLY WILLIAM L. DUDLEY, III, INDEPENDENT QUALIFIED TRUSTEE, OF THE A J MARCHIGIANI 2013 IRREVOCABLE TRUST
TAX ID# 03990140 SONS, L.C. D# 03990120 ZONE: IL MERIDIAN SOURI ZONE: IL 259, PG. 599 INSTR.# 130006435 D.B. 568, 23.73 S14°25'40"W 133.14' S14'38'55"W 138.40' IRON ROD IRON ROD 13 130.01 LINE BUILDING CATED AE ZONE SETBACK LINE 223.69 100° PARCEL TAME (3) 20 NOW OR FORMERLY COHAN HOLDINGS, L.C. -10.0 PROPERTY LINE BUILDING HEREBY VACATED TAX ID# 03990030 N74.21'13"W SETBACK LINE ZONE: IL SHED INSTR.# 017615 IRON ROD X ZONE 0.2% ANNUAL 97 FOUND CHANCE OF 110.88. FLOOD N48-29:02-E 20. 6 POWER POLE VOVERHEAD WIRES (TYP.) IRON ROD FOUND 90 MET POWER POLE NOW OR FORMERLY 35, NHO T. MILLER TAX ID# 03990050 N48:29:02 % ZONE: IL MINOR SUBDIVIS D.B. 1175, PG. 741 OF PROPERTY OF 110.20. AC & SONS, L.C. PARCEL 1 AND PARCEL 2 AS DESCRIBED IN D.B. 1116, PC PORTSMOUTH, VIRGINIA ELS. 100' DATE: JULY 1, 2014 STEPHEN I. BOONE & ASSOCIATES, P.I GRAPHIC SCALE LAND SURVEYORS NOTED

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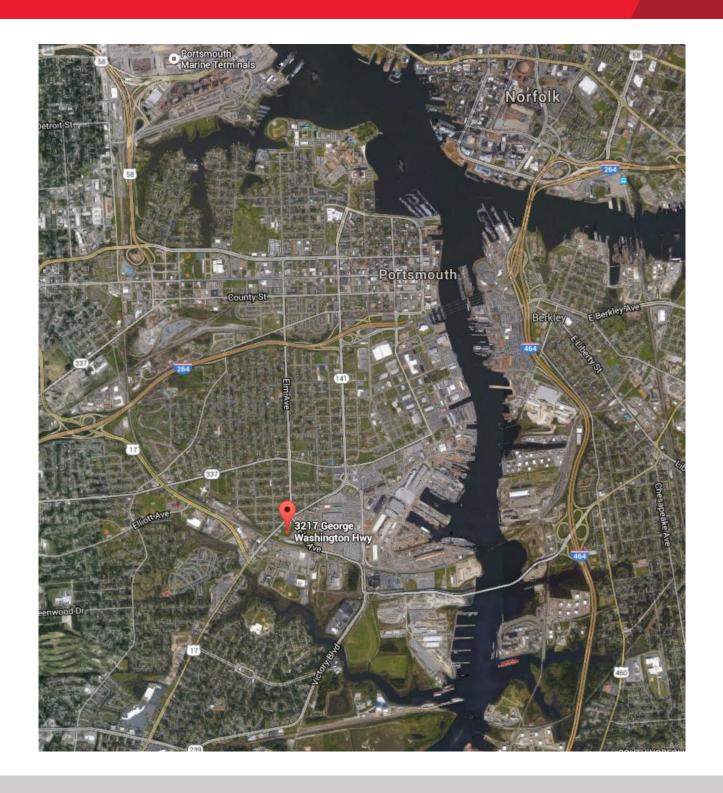
PORTSMOUTH, VIRGINIA

1" = 50



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