



THALHIMER

PROPERTY FOR SALE

American Legion Road / Churchland Boulevard

3209 & 3211 American Legion Rd & 3201 Churchland Blvd, Chesapeake, VA 23321



Two Buildings Totaling 2,290 SF on 0.81 acres

For more information, contact:

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The Town Center of Virginia Beach

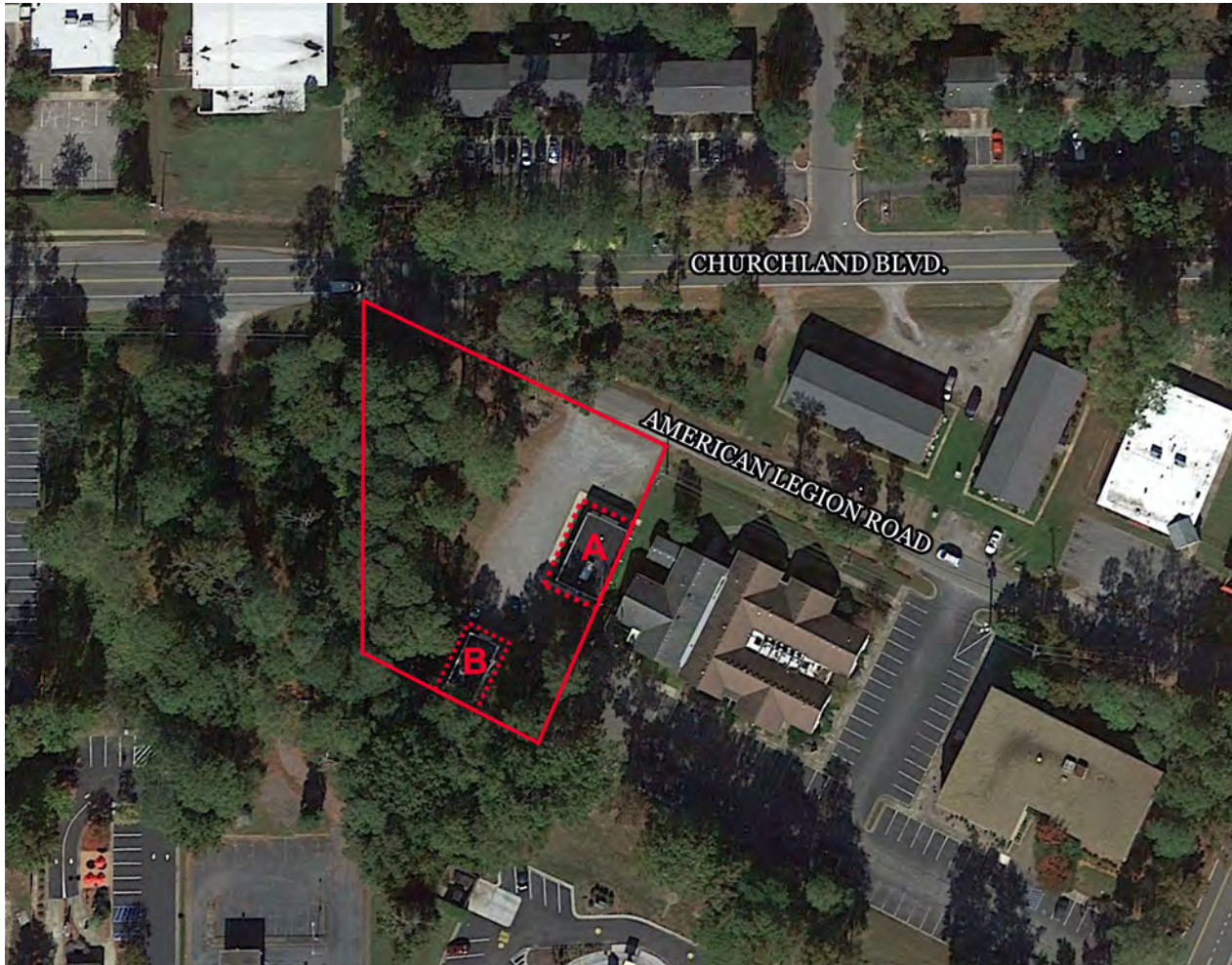
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Virginia Beach, VA 23462

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Property Features

- Two retail/office buildings
 - Building A: 1,470 SF available
 - Building B: 820 SF occupied
 - On .44 acres
- Recently installed new roof and HVAC (2013)
- B-1 zoning
- Abundant parking
- Contiguous land development opportunity on .37 acres
- **Available for sale: \$374,500**
- Centrally located amongst multiple national retailers in the Historic Churchland area

Demographics			
	5 Mile	10 Miles	15 Miles
Population	115,302	455,841	964,250
No. of Households	43,716	164,223	360,547
Avg. HH Income	\$101,284	\$86,896	\$91,572

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