

±35.11
Acres

Industrial Land Sale or Lease

Chamie Burroughs

Senior Vice President
+1 757 217 1878
chamie.burroughs@colliers.com

H. Ashton Williamson, MAI, SIOR

Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com

150 W. Main St., Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
colliers.com/norfolk

Holland Road Industrial Tract

Suffolk, VA 23434

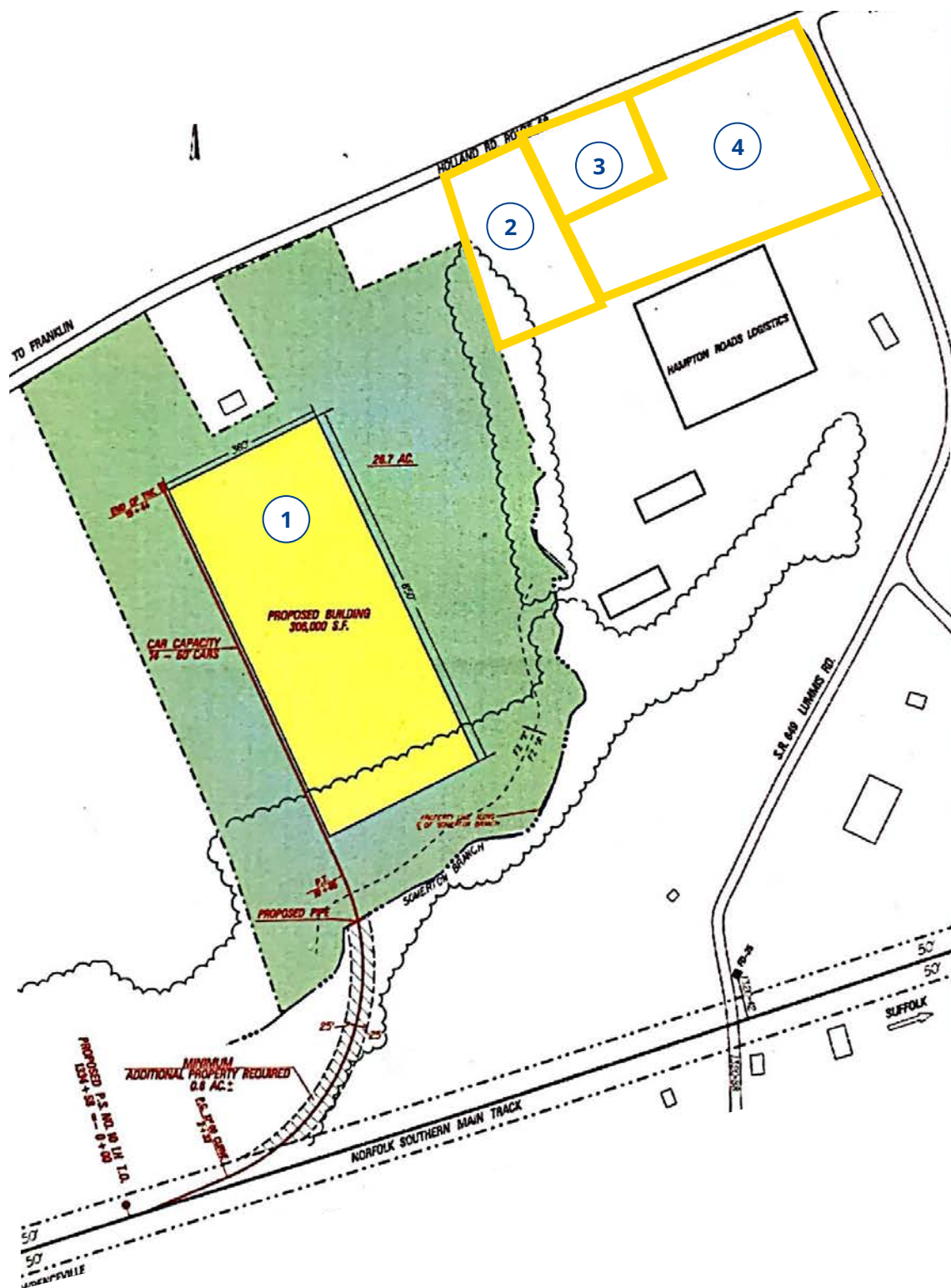
Features:

- ±35.11 Acres, mostly cleared & cultivated
- ±1,300' of frontage on Rt 58, depth up to ±1,500'
- Zoning: ±32 ac Zoned M-1 & ±3.11 ac Zoned Agricultural
- Municipal water available at frontage
- Available connectivity by Spectrum
- Landlord will consider a Joint Venture on development
- Average Daily Traffic: 25,000
- For Sale or Lease
- Access to Lummis Road
- Sale Price: \$125,000/Acre

Parcel Summary

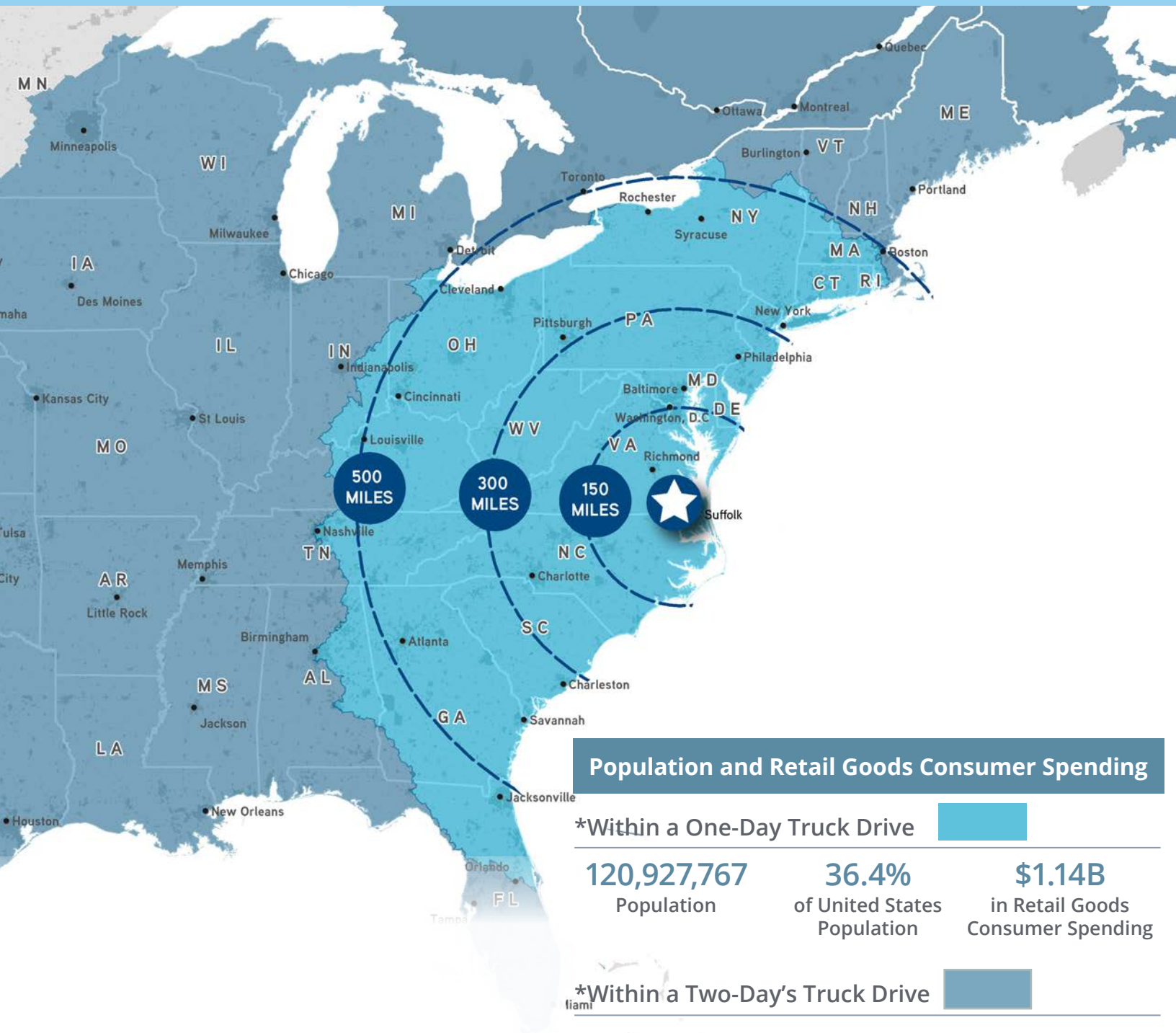


Approximate/Rough Boundry Illustration



Population and Retail

Goods Consumer Spending



Aerial Map

Route 58/Holland Road Corridor Improvements

Expanding to 6-Lane Divided Roadway
December 2024 Scheduled Completion



Area Demographics

5-Mile (2024)



9,517
Total Population

4,532
Labor Force



\$108,582
Average HH Income

10-Mile (2024)



60,947
Total Population

27,669
Labor Force



\$98,815
Average HH Income

15-Mile (2024)

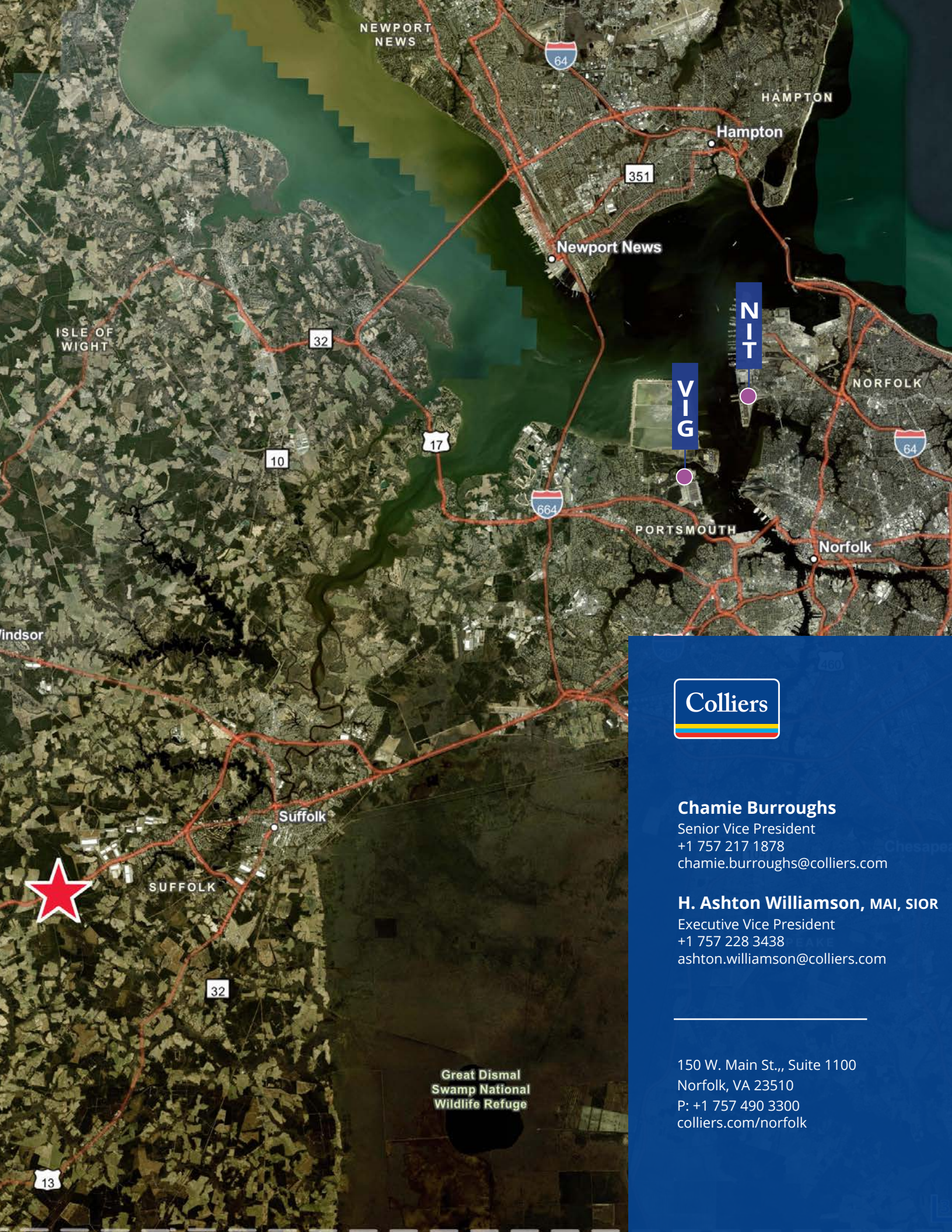


92,307
Total Population

42,612
Labor Force



\$99,179
Average HH Income



Chamie Burroughs

Senior Vice President
+1 757 217 1878
chamie.burroughs@colliers.com

H. Ashton Williamson, MAI, SIOR

Executive Vice President
+1 757 228 3438
ashton.williamson@colliers.com

150 W. Main St., Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
colliers.com/norfolk