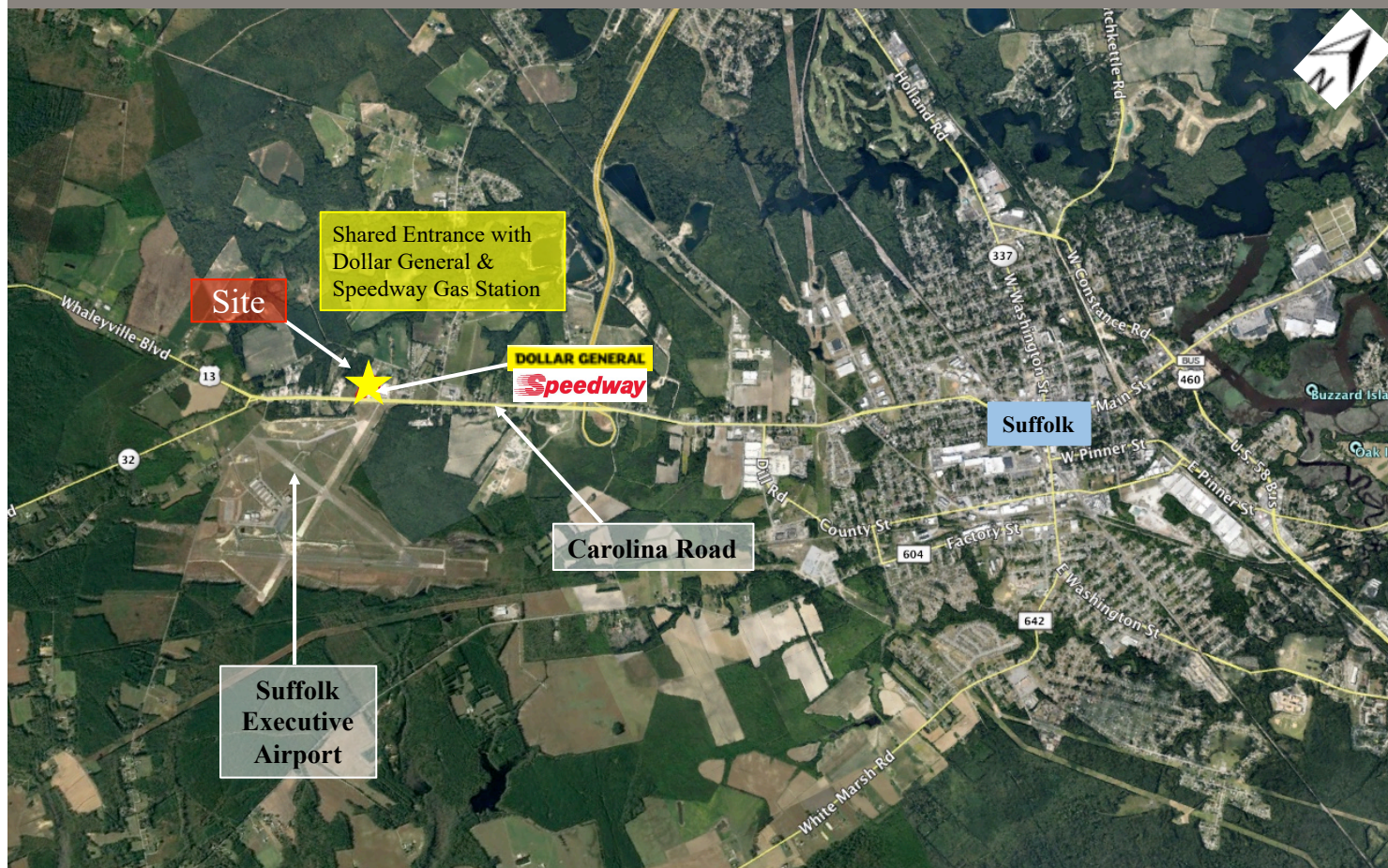




LAND FOR SALE

1149 Carolina Road

Suffolk, VA



3.642 Acres for \$115,000

Property Details

- 3.642 acres
- Zoned B-2 - Business
- Average Population (5 miles) - 29,329
- Total Households (5 miles) - 11,100
- Average HH Income (5 miles) - \$60,271
- 17,000 VPD on Carolina Road
- Site is located Directly across from Suffolk Executive Airport

For more information, contact:

Richard Vincent
910.944.0881
richardv@par5development.com

Par 3 Development Group, LLC
2075 Juniper Lake Road
West End, NC 27376
www.par5development.com



LAND FOR SALE

1149 Carolina Road

Suffolk, VA

ED WITHIN FLOOD ZONE X.
RANCE PROGRAM, FLOOD
SUFFOLK, VIRGINIA
AST DATED AUGUST 3,

VTAINS 67,803 SQ. FT.

PARCEL: PARCEL B

RENTLY ZONED:
OVERLAY DISTRICT

ET
ID YARDS:
): 40 FEET MIN. (PLAT)
N/A

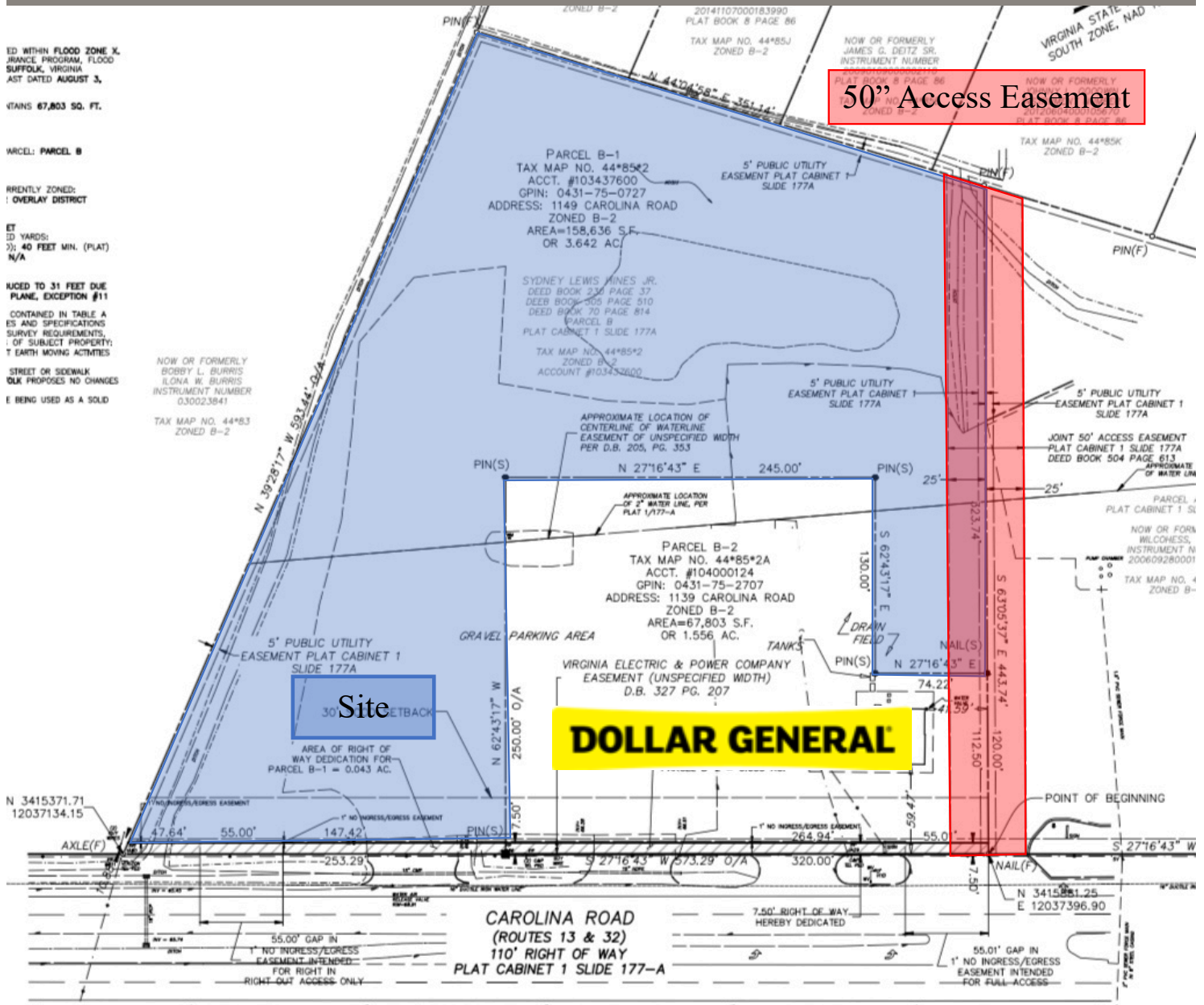
UICED TO 31 FEET DUE
PLANE, EXCEPTION #11

CONTAINED IN TABLE A
ES AND SPECIFICATIONS
SURVEY REQUIREMENTS,
OF SUBJECT PROPERTY.
T EARTH MOVING ACTIVITIES

STREET OR SIDEWALK
ULK PROPOSES NO CHANGES
E BEING USED AS A SOLID

NOW OR FORMERLY
BOBBY L. BURRIS
LONA W. BURRIS
INSTRUMENT NUMBER
030023841

TAX MAP NO. 44*83
ZONED B-2



Restricted Uses: Family Dollar Store, Dollar Express, Aldi, Lidl, Bill's Dollar Store, Fred's, Dollar Tree, Ninety-Nine Cent's Only, Deals, Big Lots, Walgreens, CVS, Rite Aid, or any Wal-Mart Concept.



LAND FOR SALE

1149 Carolina Road

Suffolk, VA

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	598	12,979	30,930
2018 Estimate	562	12,341	29,329
2010 Census	509	12,117	28,336
Growth 2018-2023	6.41%	5.17%	5.46%
Growth 2010-2018	10.41%	1.85%	3.50%
2018 Population Hispanic Origin	7	393	784
2018 Population by Race:			
White	333	4,520	11,396
Black	216	7,469	17,178
Am. Indian & Alaskan	3	58	122
Asian	2	40	85
Hawaiian & Pacific Island	0	17	36
Other	7	237	512
U.S. Armed Forces:	3	109	236
Households:			
2023 Projection	219	4,851	11,712
2018 Estimate	205	4,612	11,100
2010 Census	188	4,538	10,737
Growth 2018 - 2023	6.83%	5.18%	5.51%
Growth 2010 - 2018	9.04%	1.63%	3.38%
Owner Occupied	171	2,643	6,640
Renter Occupied	34	1,969	4,460
2018 Avg Household Income	\$76,307	\$59,729	\$60,271
2018 Med Household Income	\$80,040	\$42,688	\$42,529
2018 Households by Household Inc:			
<\$25,000	24	1,259	2,986
\$25,000 - \$50,000	49	1,309	3,163
\$50,000 - \$75,000	18	550	1,652
\$75,000 - \$100,000	62	587	1,325
\$100,000 - \$125,000	35	478	945
\$125,000 - \$150,000	8	230	437
\$150,000 - \$200,000	11	170	408
\$200,000+	0	28	183

Restricted Uses: Family Dollar Store, Dollar Express, Aldi, Lidl, Bill's Dollar Store, Fred's, Dollar Tree, Ninety-Nine Cent's Only, Deals, Big Lots, Walgreens, CVS, Rite Aid, or any Wal-Mart Concept.