



Accelerating success.

A photograph of a large, single-story commercial building with a red-tiled roof and beige siding. The building has a prominent gable on the left side and a series of large windows along the right side. A small entrance with a red roof is visible in the center. The building is surrounded by a paved parking lot with blue-painted accessible parking spaces. The sky is blue with scattered white clouds.

For Sale

11,728 sf former restaurant in
Red Mill Commons
Virginia Beach, VA

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Property Overview

Description	Built in 2005, the subject property is located next to Walmart in Red Mill Commons and beside Red Mill Walk, which together represents nearly one million square feet of retail. This submarket serves one of the most affluent areas in Virginia Beach, with an average household income being \$110,654 in a 3-mile radius. As well, the Sandbridge Beach adds a population of nearly 54,000 renters and residents during the warmer months. New residential and light retail growth continues into the Pungo community of southern Virginia Beach, just south of Red Mill. Retailers include Walmart, Target, HomeGoods, TJMaxx, Michael's, Panera, Starbucks, OfficeMax, Rite Aid, Home Depot, Dollar Tree, Petco, Navy Federal, Walgreens and many more!		
Address	2177 Upton Drive, Virginia Beach, Virginia		
Building Size	11,728 sf		
Parcel Size	1.66 acres		
Zoning	B-2		
Ingress/Egress	Multiple points of ingress/egress		
Parking	100 spaces		
Tax Assesment	Land Value: \$1,511,600 Improvement Value: \$1,174,800 Total Assessed Value: \$2,686,400		
Purchase Price	\$2,650,000		

Demographics		1-Mile	3-Miles	5-Miles
	Population	8,914	45,618	76,824
	Total Employees	7,690	37,313	76,780
	Average HH Income	\$114,801	\$110,654	\$110,886

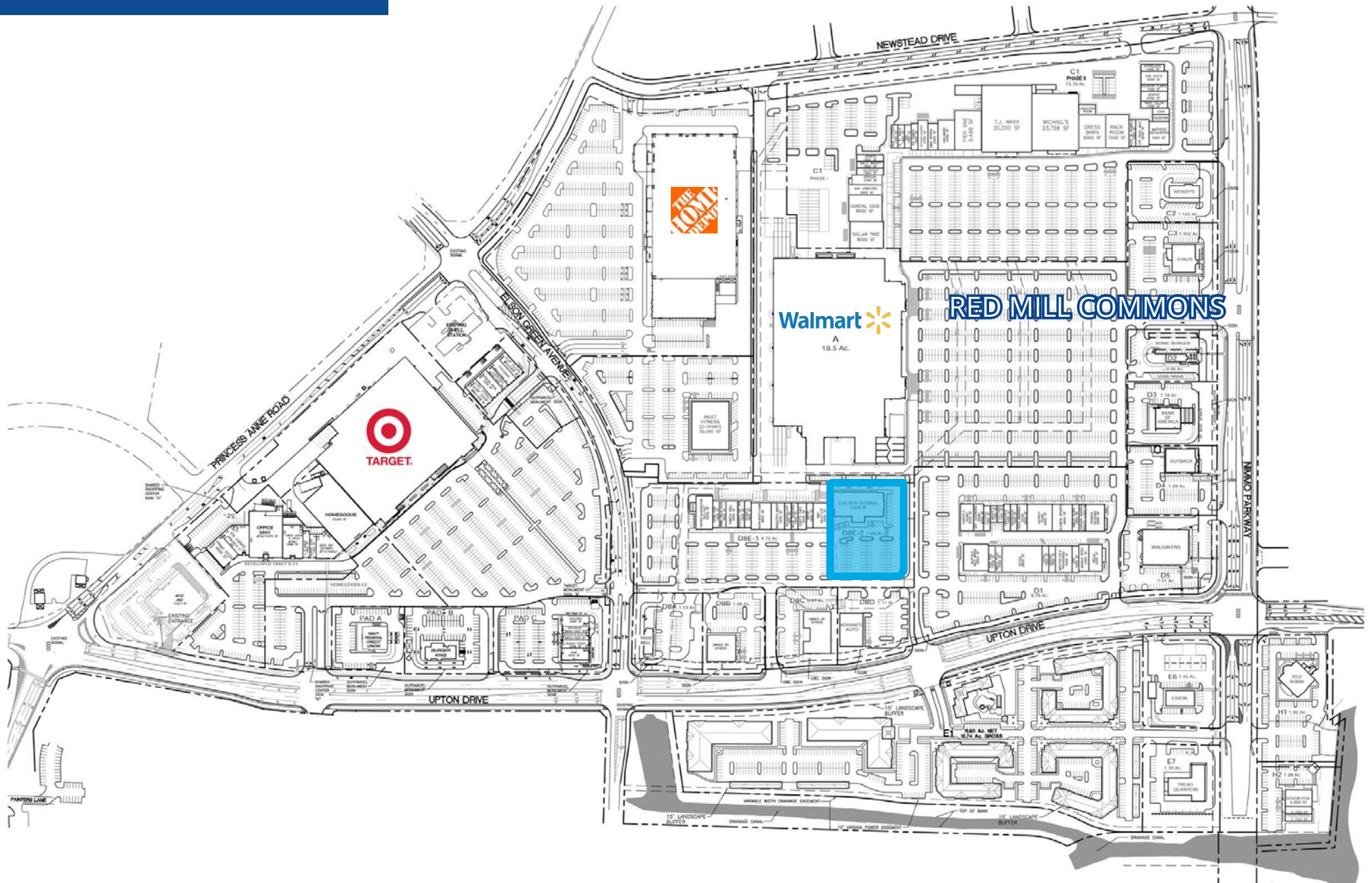
Features

- Located beside Walmart in Red Mill Commons
- Free standing building with great demographics
- 11,728 sf on 1.66 acres

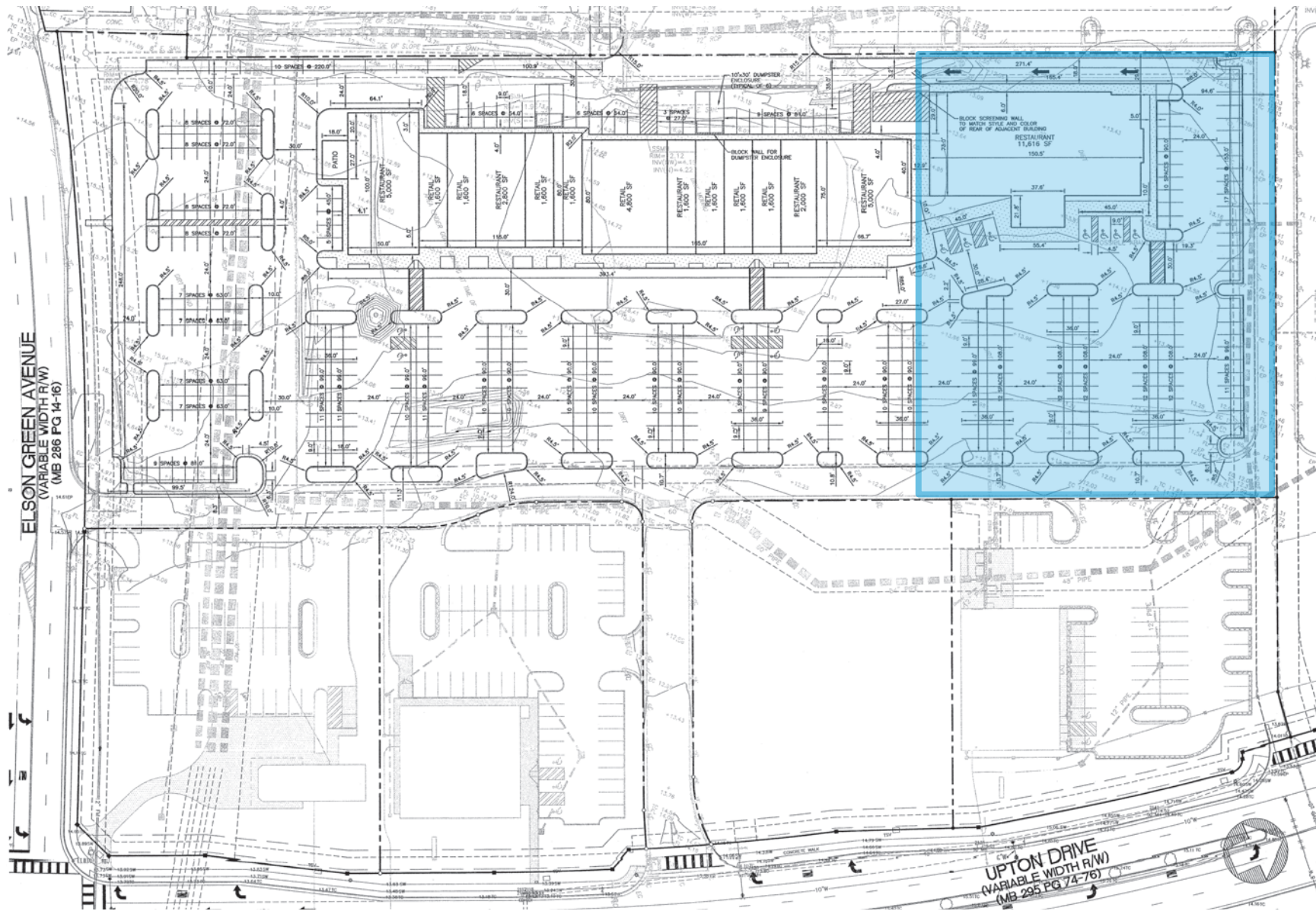
Photo Gallery



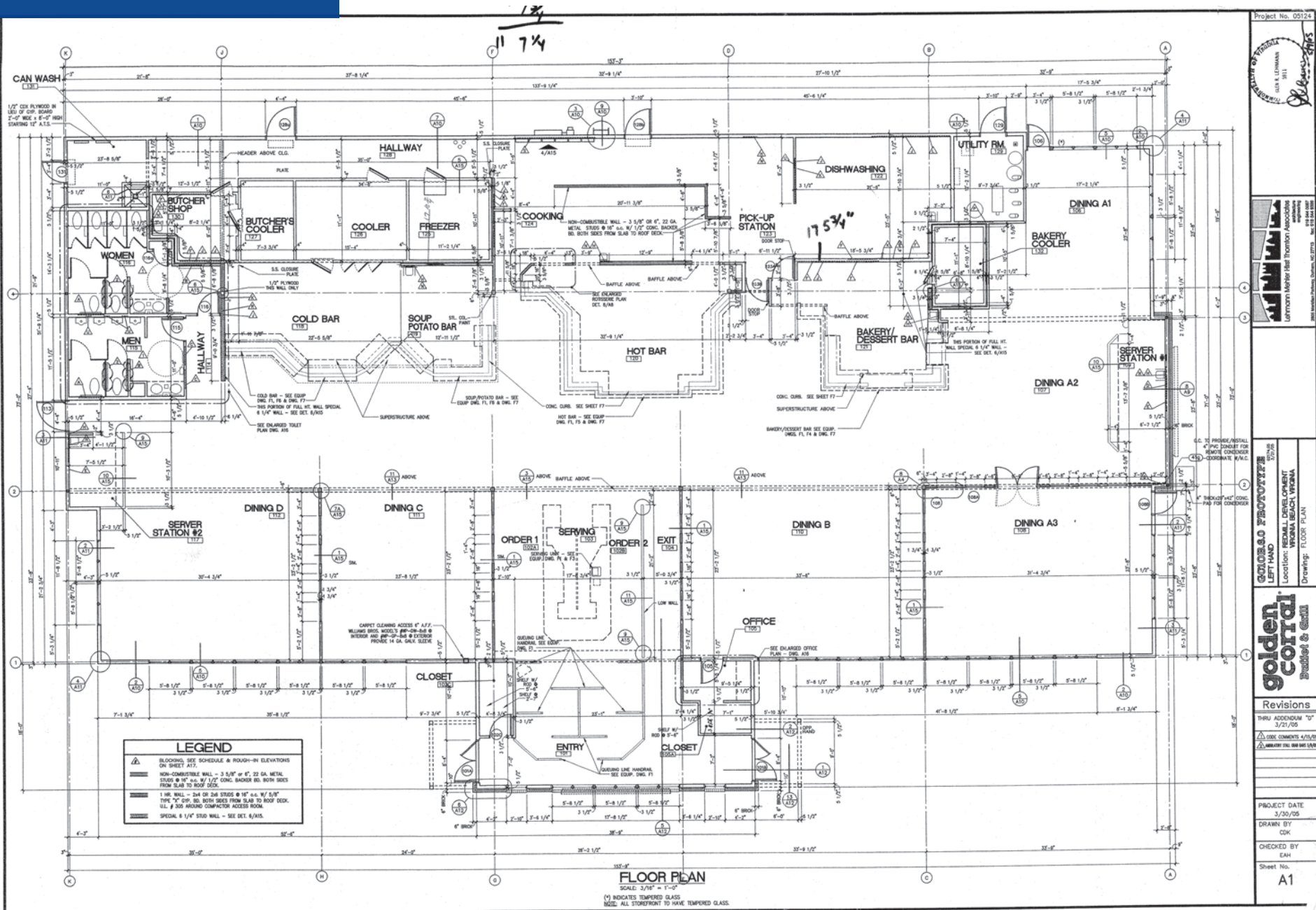
Site Plan



Site Plan



Site Plan



Project No. 05124

LARRY L. LITMAN

 3111

 10000 Highway 100, Suite 100, Dallas, TX 75243

05124.00 FLOOR PLAN

 LEFT HAND

 Location: REMODEL DEVELOPMENT

 VIKING BEACH, WISCONSIN

 FLOOR PLAN

 Drawing:

Revisions

 THRU ADDENDUM "D"

 3/21/05

 (A) SEE COMMENTS 4/15/05

 (B) SEE COMMENTS 4/15/05

PROJECT DATE

 3/30/05

 DRAWN BY

 CDK

 CHECKED BY

 EAH

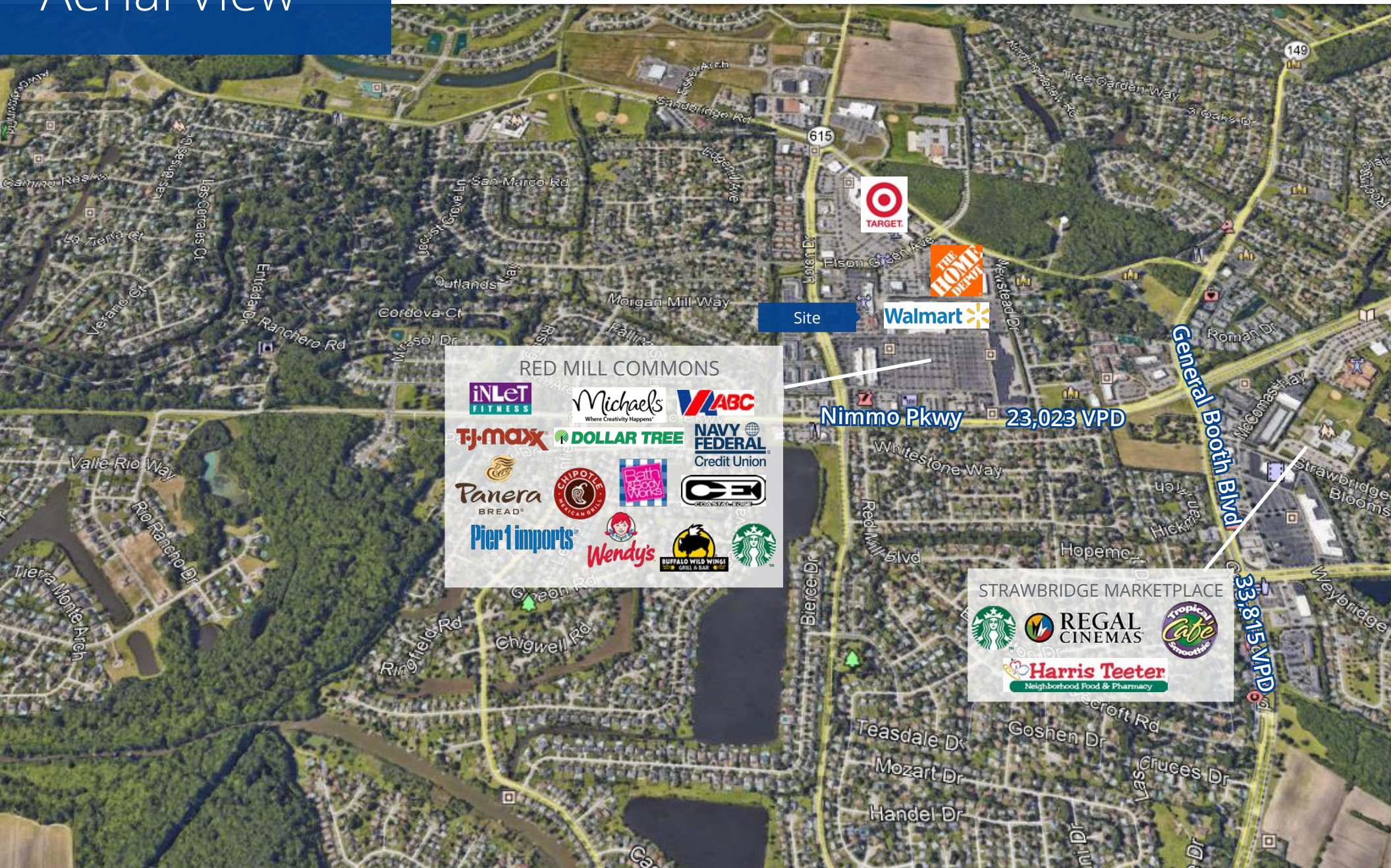
 Sheet No.

A1

Aerial View



Aerial View





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CLOSED A SINCERE THANK
YOU TO THE COMMUNITY

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