



# A UNIQUE REAL ESTATE OPPORTUNITY

## 3401 HAMPTON HIGHWAY

### THE SITE

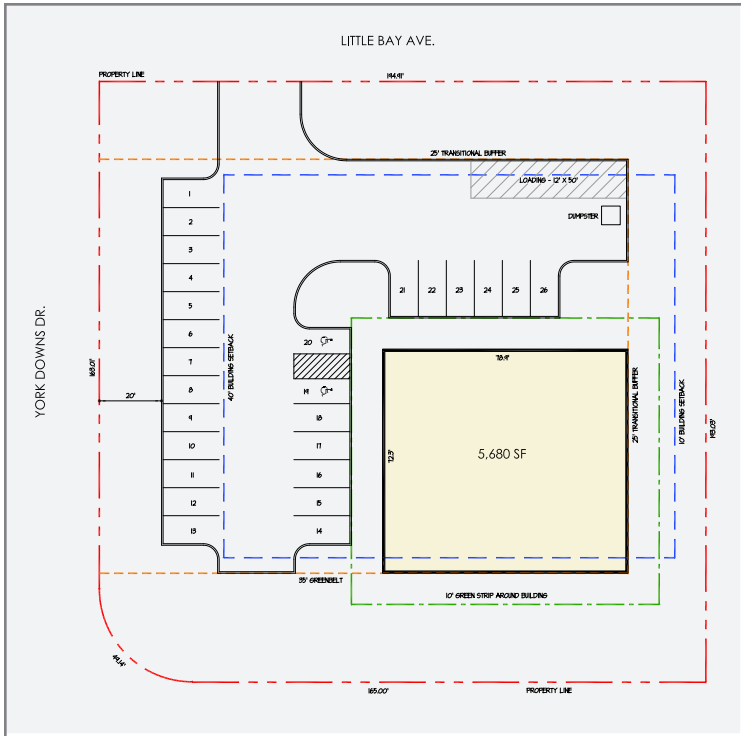
#### 0.860 ACRES IN YORK COUNTY, VIRGINIA

- Located in the heart of the Virginia Peninsula just minutes to I-64
- All utilities available at site
- Zoned LB Limited Business
- 165' of frontage on Hampton Highway with signalized intersection
- 22,000 average daily traffic count
- 1 mile radius: median home value \$325,568
- 3 mile radius: median household income \$78,485
- 5 mile radius: total population 150,420



### IDEAL SITE FOR

- PROFESSIONAL OFFICE
- SPECIALTY RETAIL
- SIT DOWN RESTAURANT



**FOR MORE INFORMATION,  
CONTACT THE OFFICE OF  
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