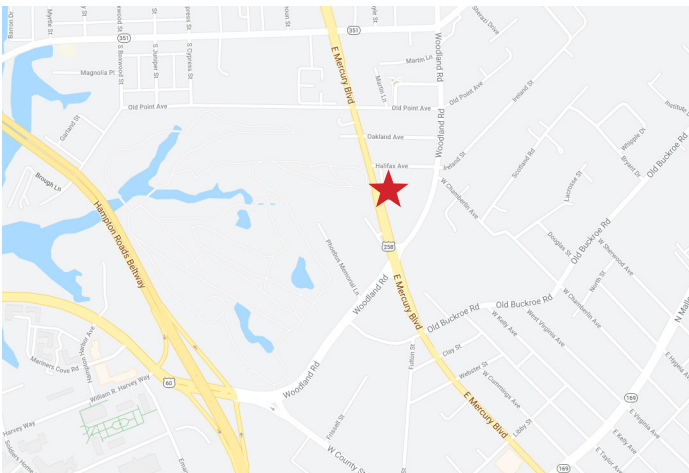


# RETAIL SITE

# GROUND LEASE | SALE



353 E MERCURY BOULEVARD | HAMPTON, VA 23663



## PROPERTY FEATURES

- 0.5 Acre Parcel in Phoebus area of Hampton
- Located at intersection of Woodland Rd and E Mercury Blvd
- Next to 7-Eleven with left turn access from divided highway
- Just ½ mile to I-64
- Proximity to CVS, Woodlands Golf Course, Hampton University & The Woodlands at Phoebus Apartments



**BERKSHIRE HATHAWAY**  
HomeServices  
Towne Realty

COMMERCIAL DIVISION

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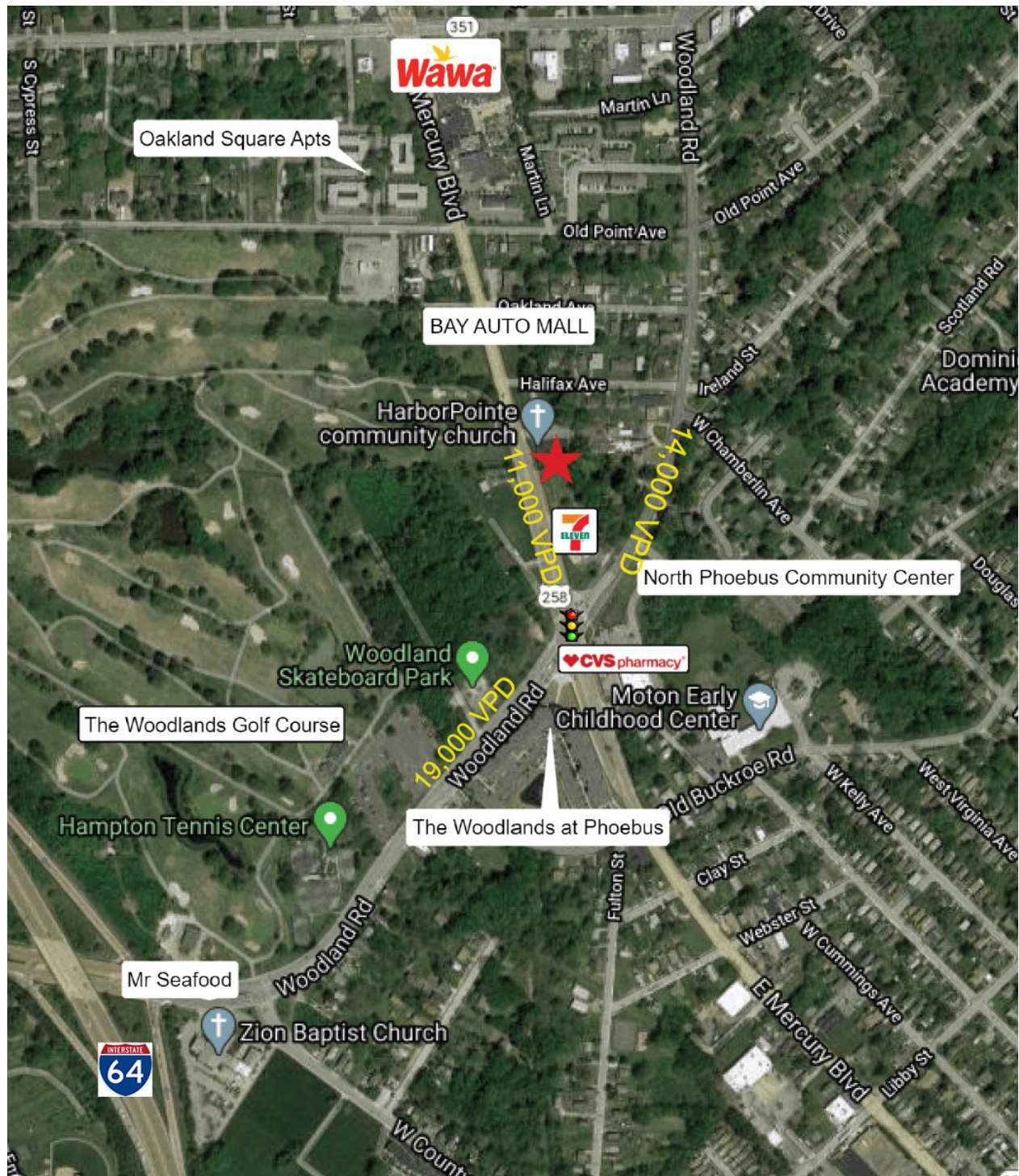
## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	12,393	67,391	128,481
AVERAGE HH INCOME	\$59,048	\$70,936	\$69,374
TOTAL HH	4,078	25,877	43,407
DAYTIME POPULATION	11,736	57,235	103,686

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# AERIAL



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