

FOR GROUND LEASE

Hampton City, Virginia

(3) 1-1.5 ACRE ± PAD SITES

4004-4030 W. MERCURY BOULEVARD | HAMPTON, VIRGINIA 23666

AVAILABLE

(3) 1-1.5 acre ± pad sites

ZONING

C-1 (Neighborhood Commercial)

C-2 (Limited Commercial)

TRAFFIC COUNT

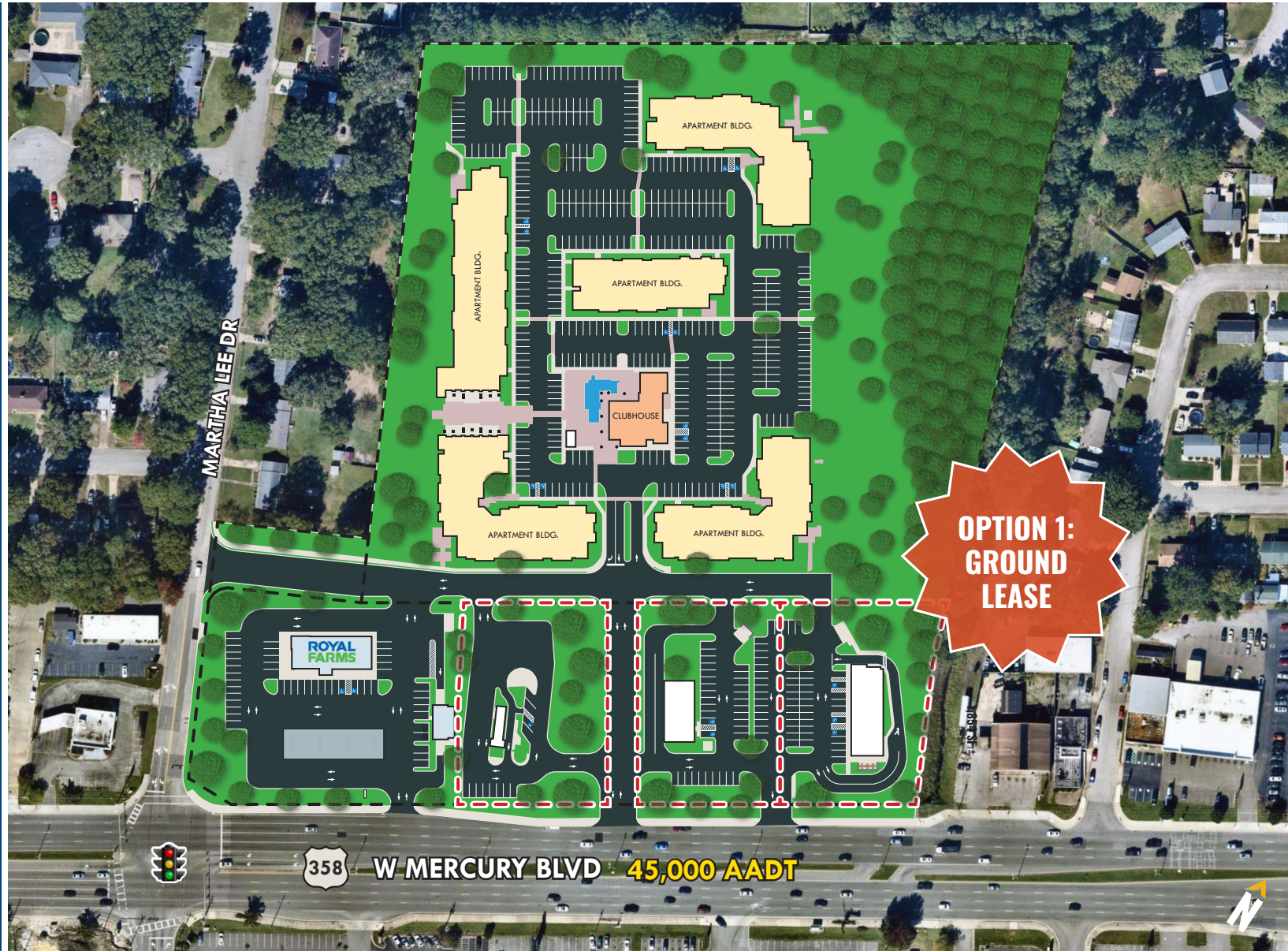
45,000 AADT (W. Mercury Blvd)

RENTAL RATE

TBD

HIGHLIGHTS

- ▶ New development featuring a Royal Farms C-store (coming soon)
- ▶ Conceptual plans for market rate apartments
- ▶ Conceptuals feature fast food/ QSR, but other uses possible
- ▶ Strong commercial corridor on Route 258 (W. Mercury Blvd): 45,000 cars per day
- ▶ Directly across from Food Lion, Harbor Freight and Ollie's Bargain Outlet
- ▶ Easy access to I-64



FOR LEASE



Hampton City, Virginia

EXISTING BUILDINGS

4004-4030 W. MERCURY BOULEVARD | HAMPTON, VIRGINIA 23666

AVAILABLE

- ▶ 710 sf ±
 - ▶ 1,854 sf ±
 - ▶ 20,000 sf ±
- CAN BE
RETROFITTED**

ZONING

C-1 (Neighborhood Commercial)
C-2 (Limited Commercial)

TRAFFIC COUNT

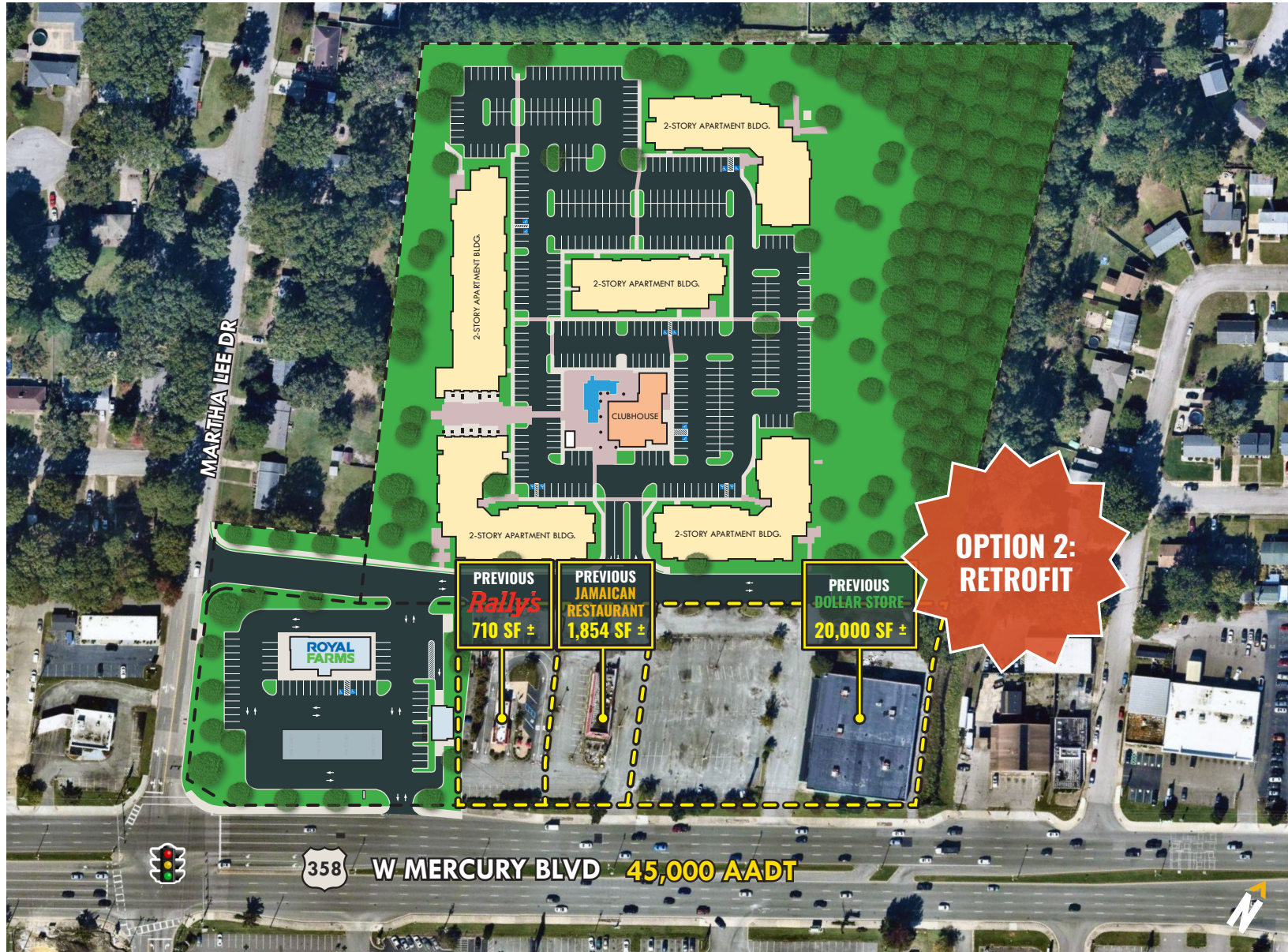
45,000 AADT (W. Mercury Blvd)

RENTAL RATE

TBD

HIGHLIGHTS

- ▶ Freestanding retail/restaurants
- ▶ Join Royal Farms C-store (coming soon)
- ▶ Conceptual plans for market rate apartments
- ▶ Strong commercial corridor on Route 258 (W. Mercury Blvd): 45,000 cars per day
- ▶ Directly across from Food Lion, Harbor Freight and Ollie's Bargain Outlet
- ▶ Easy access to I-64



STREET VIEW



MACKENZIE

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