

FOR SALE

# Aldi Outparcel

1980 SAVILLE ROW | HAMPTON, VA 23666

1.69 TOTAL ACRES AVAILABLE!

RETAIL



## CONTACT US

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## PROPERTY INFO

**PROPERTY DESCRIPTION:** The subject property is located immediately adjacent Super Walmart and a soon-to-be constructed Aldi grocery store. The property is also across the street from Riverdale Shopping Center which is currently being redeveloped to make room for a Kroger Marketplace.

**ADDRESS:** 1980 Saville Row, Hampton, VA 23666

**AVAILABILITY:** 1.69 total acres

**SALE PRICE:** \$775,000

### SURROUNDING

**ANCHOR RETAIL:** Peninsula Town Center, Target, JCPenney, Barnes and Noble, Kroger, Super Walmart, Farm Fresh, Food Lion, Michael's, Lowe's, BJ's, and more.

**ZONING:** C-2

**FRONTAGE:** 141 feet

**INGRESS/EGRESS:** Direct access to Saville Road. Access to Mercury Boulevard via signalized intersection.

**TRAFFIC COUNTS:** 44,000 Vehicles per day on Mercury Blvd between Coliseum Drive and Cunningham Drive

### 2016 Demographics

	1-Mile	3-Mile	5-Mile
Population	6,474	83,697	194,656
Average Household Income	\$57,064	\$56,638	\$59,334
Daytime Population	11,419	49,624	120,501

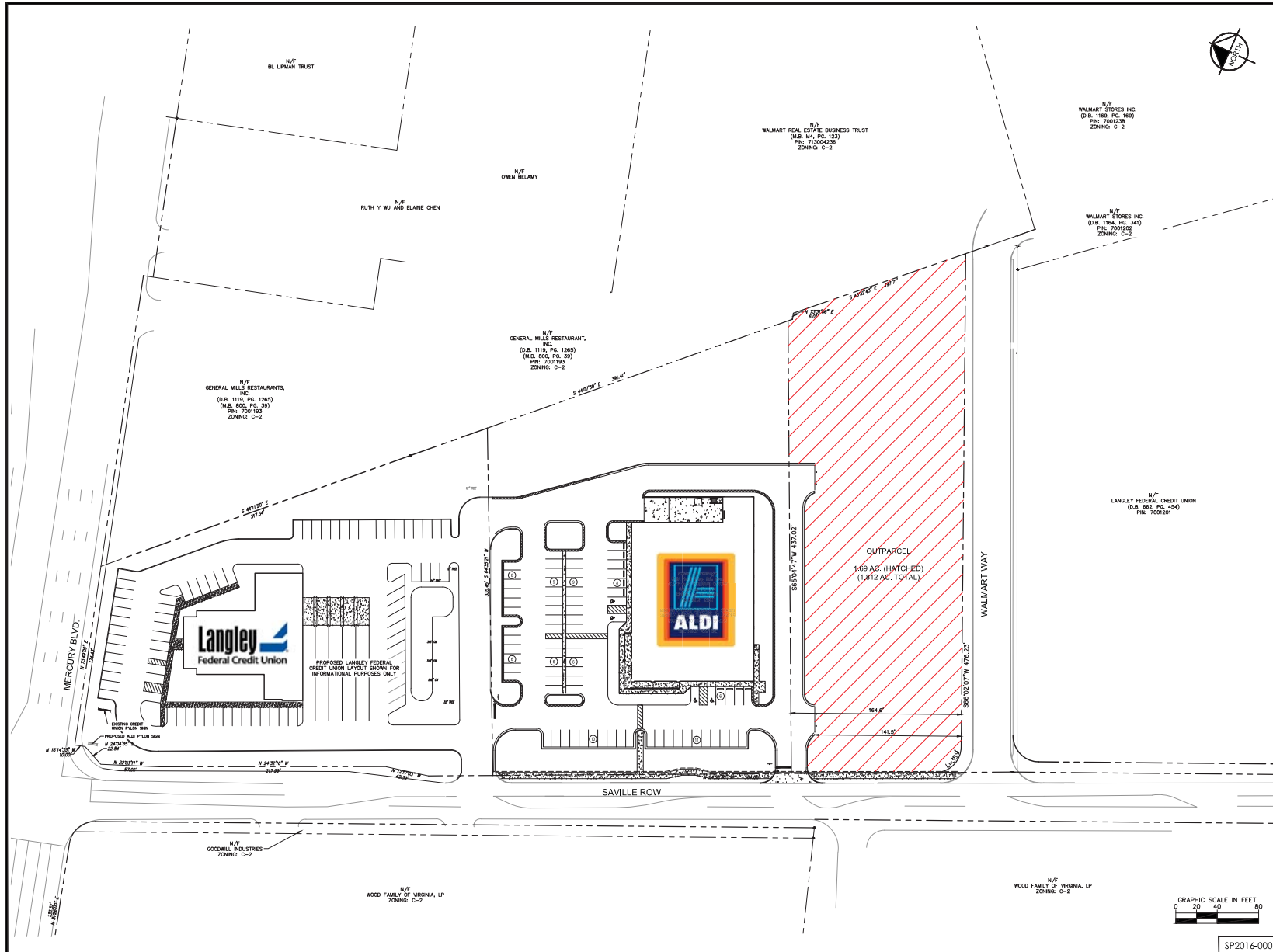
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## SITE PLAN



Issued:	Date:
A	
B	
C	
D	

Revisions:	Date:
1	ADDRESSED CITY COMMENTS 5/03/14
2	ADDRESSED CITY COMMENTS 6/25/14
3	ADDRESSED CITY COMMENTS 8/31/14
4	ADDRESSED CITY COMMENTS 11/18/14
5	

Seal	
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

**Kimley»Horn**  
**Kimley-Horn and Associates, Inc.**  
 1700 Willow Lawn Drive, Suite 200  
 Richmond, Virginia 23234  
 (804) 673-8882

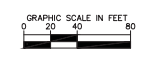
**ALDI Inc.**  
 804 Woodliff Park Drive, Suite 302  
 Richmond, Virginia 23236  
 (804) 914-5278

ALDI Inc.  
 HAMPTON LANGLEY

1980 Saville Row  
 Hampton, VA 23666  
 Project Name & Location:

OVERALL SITE PLAN

Drawing Name:	Project No.
Date: 02/10/16	113180020
Type:	
Drawn By: SPD	CS-100
Scale: As Noted	Drawing No.



SP2016-0002

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AERIAL



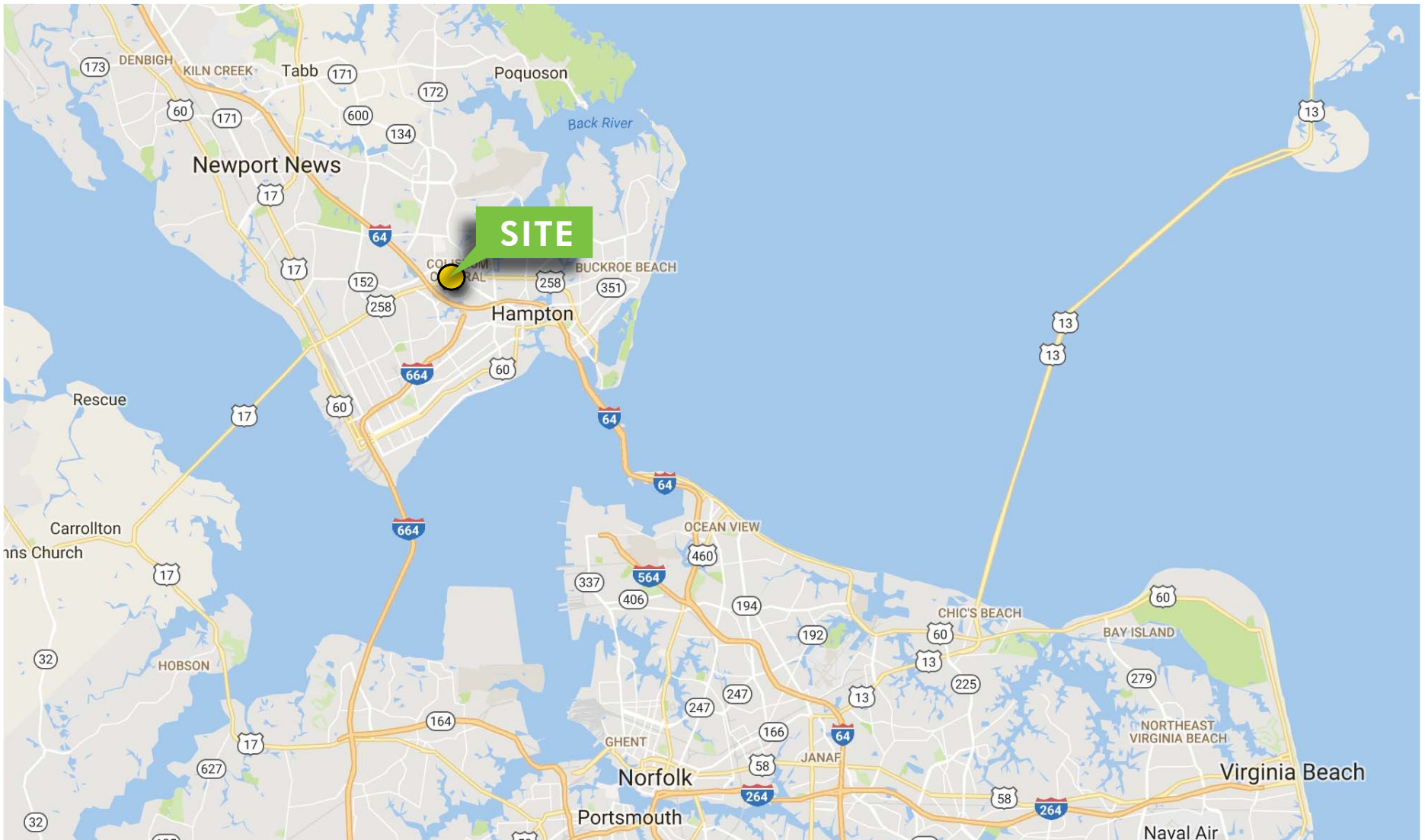
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## REGIONAL MAP



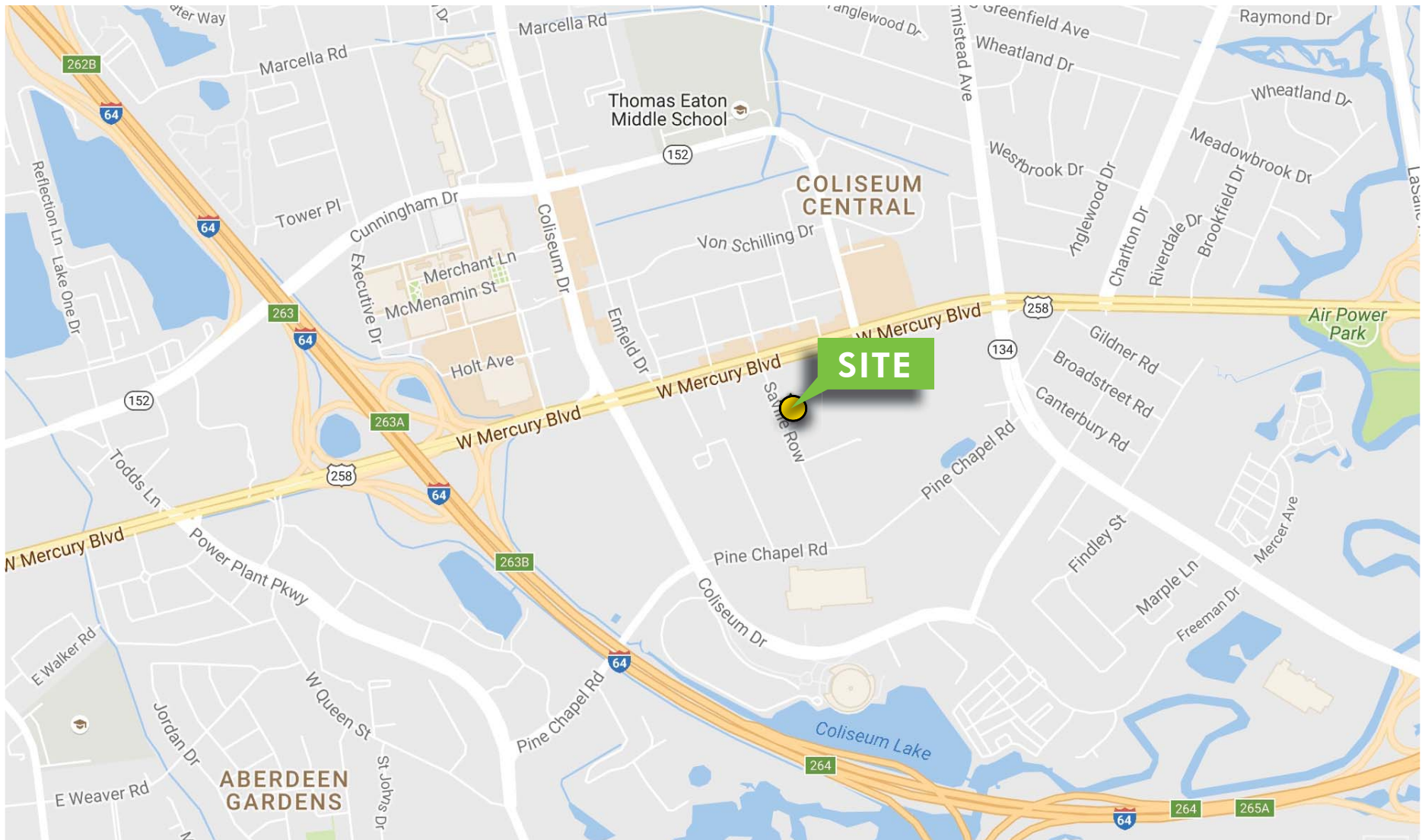
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## LOCAL MAP



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## DEMOGRAPHICS

PLACE OF WORK	1 Mile	3 Miles	5 Miles
2016 Businesses	620	3,174	5,851
2016 Employees	11,419	49,624	120,501

POPULATION	1 Mile	3 Miles	5 Miles
2016 Population - Current Year Estimate	6,474	83,697	194,656
2021 Population - Five Year Projection	6,534	83,598	196,008
2010 Population - Census	6,363	83,810	193,123
2000 Population - Census	6,500	89,300	203,644
2010-2016 Annual Population Growth Rate	0.28%	-0.02%	0.13%
2016-2021 Annual Population Growth Rate	0.18%	-0.02%	0.14%

AGE	1 Mile	3 Miles	5 Miles
<b>2016 Population</b>	<b>6,474</b>	<b>83,697</b>	<b>194,656</b>
Age 0-4	377 5.8%	4,981 6.0%	12,769 6.6%
Age 5-9	334 5.2%	4,879 5.8%	12,598 6.5%
Age 10-14	300 4.6%	4,779 5.7%	12,078 6.2%
Age 15-19	300 4.6%	6,110 7.3%	12,948 6.7%
Age 20-24	513 7.9%	7,393 8.8%	15,543 8.0%
Age 25-29	745 11.5%	6,952 8.3%	16,041 8.2%
Age 30-34	580 9.0%	6,109 7.3%	14,344 7.4%
Age 35-39	416 6.4%	4,976 5.9%	11,713 6.0%
Age 40-44	323 5.0%	4,596 5.5%	10,964 5.6%
Age 45-49	324 5.0%	4,841 5.8%	11,501 5.9%
Age 50-54	375 5.8%	5,583 6.7%	13,465 6.9%
Age 55-59	393 6.1%	5,492 6.6%	13,102 6.7%
Age 60-64	364 5.6%	4,825 5.8%	11,014 5.7%
Age 65-69	285 4.4%	3,967 4.7%	8,849 4.5%
Age 70-74	247 3.8%	3,038 3.6%	6,595 3.4%
Age 75-79	201 3.1%	2,155 2.6%	4,767 2.4%
Age 80-84	182 2.8%	1,522 1.8%	3,264 1.7%
Age 85 and Older	216 3.3%	1,498 1.8%	3,100 1.6%
2016 Median Age	36.1	35.6	35.4

RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles
<b>2016 Population</b>	<b>6,474</b>	<b>83,697</b>	<b>194,656</b>
White	2,564 39.6%	29,512 35.3%	77,724 39.9%
Black or African American	3,140 48.5%	46,825 55.9%	98,832 50.8%
Asian	245 3.8%	1,957 2.3%	4,857 2.5%
American Indian or Alaska Native	35 0.5%	415 0.5%	928 0.5%
Pacific Islander	9 0.1%	113 0.1%	280 0.1%
Other Race	154 2.4%	1,291 1.5%	3,389 1.7%
Two or More Races	327 5.1%	3,584 4.3%	8,647 4.4%
Hispanic	458 7.1%	4,649 5.6%	11,540 5.9%
White Non-Hispanic	2,375 36.7%	27,609 33.0%	73,021 37.5%

EDUCATION	1 Mile	3 Miles	5 Miles
<b>2016 Population 25 and Over</b>	<b>4,651</b>	<b>55,555</b>	<b>128,720</b>
Less than 9th Grade	146 3.1%	1,792 3.2%	4,402 3.4%
9-12th Grade - No Diploma	282 6.1%	4,282 7.7%	9,852 7.7%
High School Diploma	854 18.4%	12,812 23.1%	29,474 22.9%
GED or Alternative Credential	245 5.3%	2,945 5.3%	6,315 4.9%
Some College - No Degree	1,773 38.1%	16,559 29.8%	37,057 28.8%
Associate's Degree	415 8.9%	5,158 9.3%	12,051 9.4%
Bachelor's Degree	533 11.5%	7,492 13.5%	18,293 14.2%
Graduate or Professional Degree	403 8.7%	4,515 8.1%	11,276 8.8%

GENDER	1 Mile	3 Miles	5 Miles
<b>2016 Population</b>	<b>6,474</b>	<b>83,697</b>	<b>194,656</b>
Males	3,084 47.6%	39,636 47.4%	93,198 47.9%
Females	3,390 52.4%	44,061 52.6%	101,459 52.1%

MARITAL STATUS	1 Mile	3 Miles	5 Miles
<b>2016 Population 15+</b>	<b>5,463</b>	<b>69,058</b>	<b>157,211</b>
Never Married	1,890 34.6%	26,517 38.4%	58,497 37.2%
Married	2,139 39.2%	28,478 41.2%	67,913 43.2%
Widowed	497 9.1%	5,060 7.3%	10,393 6.6%
Divorced	937 17.2%	9,003 13.0%	20,408 13.0%

EMPLOYMENT STATUS	1 Mile	3 Miles	5 Miles
<b>2016 Civilian Population 16+ in Labor Force</b>	<b>3,249</b>	<b>40,330</b>	<b>94,284</b>
2016 Employed Civilian Population 16+	3,035 93.4%	37,332 92.6%	87,084 92.4%
2016 Unemployed Population 16+	215 6.6%	2,999 7.4%	7,200 7.6%

CLASS OF WORKER	1 Mile	3 Miles	5 Miles
<b>2016 Employed Civilian Population 16+</b>	<b>3,035</b>	<b>37,332</b>	<b>87,084</b>
White Collar	1,865 61.4%	21,172 56.7%	49,343 56.7%
Services	530 17.5%	7,625 20.4%	17,509 20.1%
Blue Collar	640 21.1%	8,534 22.9%	20,231 23.2%

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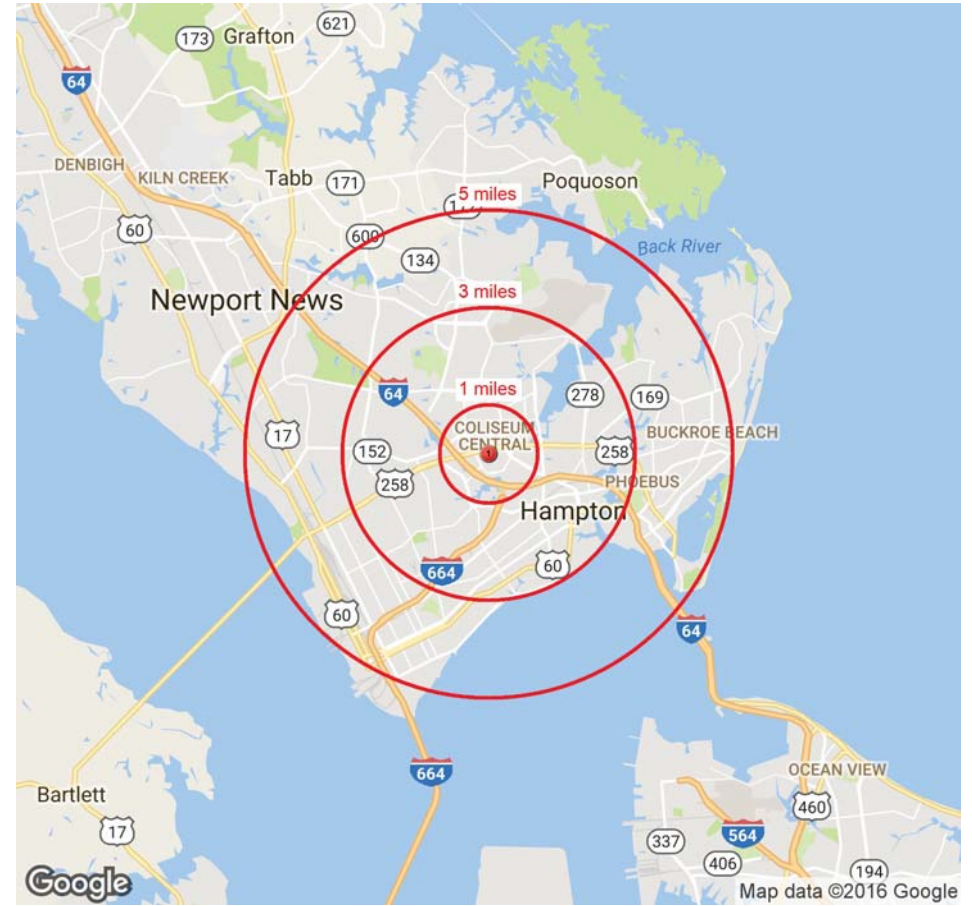
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2016 Households - Current Year Estimate	3,242	34,311	77,983
2021 Households - Five Year Projection	3,272	34,367	78,613
2010 Households - Census	3,166	34,069	77,106
2000 Households - Census	2,952	33,506	75,929
2010-2016 Annual Household Growth Rate	0.38%	0.11%	0.18%
2016-2021 Annual Household Growth Rate	0.18%	0.03%	0.16%
2016 Average Household Size	1.96	2.34	2.43

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
<b>2016 Households</b>	<b>3,242</b>	<b>34,311</b>	<b>77,983</b>
Under \$15,000	385 11.9%	4,341 12.7%	10,066 12.9%
\$15,000-\$24,999	420 13.0%	4,082 11.9%	8,695 11.1%
\$25,000-\$34,999	439 13.5%	4,438 12.9%	9,398 12.1%
\$35,000-\$49,999	422 13.0%	5,464 15.9%	12,632 16.2%
\$50,000-\$74,999	702 21.7%	6,932 20.2%	15,314 19.6%
\$75,000-\$99,999	334 10.3%	4,179 12.2%	9,521 12.2%
\$100,000-\$149,999	433 13.4%	3,575 10.4%	8,541 11.0%
\$150,000-\$199,999	78 2.4%	891 2.6%	2,410 3.1%
\$200,000 and Over	29 0.9%	409 1.2%	1,406 1.8%
2016 Average Household Income	\$57,064	\$56,638	\$59,334
2021 Average Household Income	\$59,138	\$59,049	\$62,042
2016 Median Household Income	\$47,928	\$45,896	\$47,200
2021 Median Household Income	\$43,791	\$43,111	\$43,964
2016 Per Capita Income	\$29,704	\$23,881	\$24,197
2021 Per Capita Income	\$29,742	\$24,944	\$25,298

HOUSING VALUE	1 Mile	3 Miles	5 Miles
<b>2016 Owner Occupied Housing Units</b>	<b>1,051</b>	<b>18,041</b>	<b>40,942</b>
Under \$50,000	20 1.9%	864 4.8%	2,135 5.2%
\$50,000-\$99,999	25 2.4%	1,210 6.7%	2,897 7.1%
\$100,000-\$149,999	92 8.8%	3,552 19.7%	7,511 18.3%
\$150,000-\$199,999	253 24.1%	4,764 26.4%	10,391 25.4%
\$200,000-\$249,999	369 35.1%	3,497 19.4%	7,543 18.4%
\$250,000-\$299,999	172 16.4%	1,868 10.4%	4,364 10.7%
\$300,000-\$399,999	68 6.5%	1,278 7.1%	3,101 7.6%
\$400,000-\$499,999	21 2.0%	365 2.0%	1,192 2.9%
\$500,000-\$749,999	6 0.6%	260 1.4%	968 2.4%
\$750,000-\$999,999	2 0.2%	136 0.8%	453 1.1%
\$1,000,000 and Over	25 2.4%	246 1.4%	387 0.9%
2016 Median Value of Owner Occ. Housing Units	\$218,496	\$185,621	\$188,148
2016 Average Value of Owner Occ. Housing Units	\$245,465	\$215,694	\$220,607



NAME	LATITUDE	LONGITUDE
1 NEW MARKER	37.0413821367835	-76.3827681541443

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