

# TOWN CENTER AT BENNS GRANT

15150 BENNS CHURCH BLVD, SMITHFIELD, VA 23430

**FOR SALE** - 53 Acres Fully Entitled for 650,000+ SF of New Commercial Development



**S.L. NUSBAUM Realty Co.**  
Since 1906.

**VIDEO MARKET**  
**TOUR**

CONTACT:

**CHRIS ZARPAS**  
757.237.7500 | [CZARPAS@SLNUSBAUM.COM](mailto:CZARPAS@SLNUSBAUM.COM)



# PROPERTY DETAIL

15150 Bennis Church Blvd, Smithfield, Virginia 23430



S.L. NUSBAUM Realty Co.  
Since 1906.

**Ryan  
Homes**

776 Single, Townhome,  
and Multi-Family Units



RIVERSIDE

Smithfield Hospital

**Opening 2025**

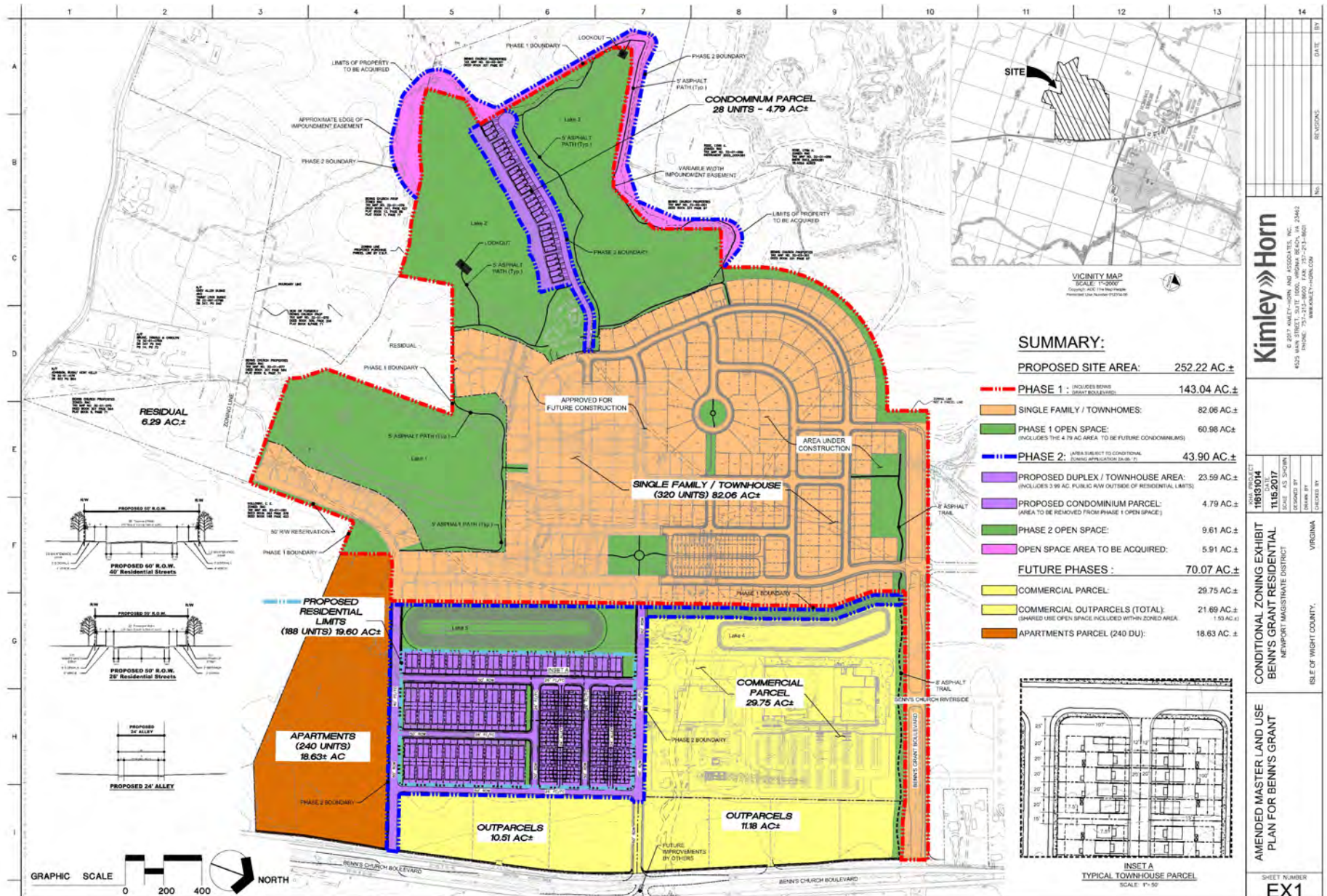
- ♦ 24-Hour Emergency Care
- ♦ Labor & Delivery with Level 1 Neonatal Nursery
- ♦ Diagnostic Imaging including MRI & CT
- ♦ 50 beds
- ♦ 4 Operating Rooms

**SITE**



# MASTER SITE PLAN

15150 Benns Church Blvd, Smithfield, Virginia 23430





# PROPERTY DETAIL

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**Property:** 53 Acres with approximately 2700 feet of highway frontage.

**Price:** \$275,000 per acre – Owner will subdivide, at a higher price per acre.

**Location:** The Property is located along Benns Church Blvd (Route 10) near the intersection of Benns Church Blvd and Brewers Neck Blvd. (Route 258/10/32).

**Zoning:** Conditional Planned Development - Mixed Use (C-PD-MX)

**Uses:** The property is fully entitled and approved for 650,000+ square feet of commercial space; the master site plan for which includes a retail shopping center with anchor and inline spaces, freestanding shops, and up to nine retail or office out parcels.

**Site Conditions:** Cleared and level and currently or recently used for agriculture. Former borrow pits are configured as permanent lakes and form the stormwater management system for the entire 292-acre mixed-use development.

**Utilities:** Water and sewer infrastructure is in place to serve the entire commercial property. Water main along Rt. 10 is installed and connected to City of Suffolk to the south. County is moving forward with a water tower to boost pressures in this area .

**Master Access Plan:** The Isle of Wight Master Access Plan shows five points of ingress/egress. In addition to the signalized entrance at Benns Church and Brewers Neck Boulevards, the plan calls for two Right Ins/Right Outs, and two Close Median Openings south of the intersection The County will add another signal to the southernmost median opening if planned future traffic studies warrant it. To see the Benns Grant Master Access Plan, click [here](#)



# AREA DETAILS

15150 Benns Church Blvd, Smithfield, Virginia 23430

Isle of Wight County is in the coastal Virginia area known as Hampton Roads. The Hampton Roads MSA encompasses 15 cities and counties, including Newport News, Norfolk, Virginia Beach, and Williamsburg. Town Center at Benns Grant enjoys a strategic location, minutes from Newport News and Norfolk, the region's two largest employment centers. Isle of Wight adopted a Comprehensive Plan to limit sprawl and preserve the rural nature of large sections of the County by directing growth to three Development Service Districts ("DSDs"). These DSDs are designated for higher density development, creating more efficient distribution of public services. Benns Grant lies within the Newport DSD, adjacent to the town of Smithfield. Newport is the fastest-growing DSD in the County, with **approximately 3000 new residential units planned, approved, or under construction.**

Isle of Wight County and nearby cities are home to several large, national companies such as Fortune 500 companies Smithfield Foods, Dollar Tree, and shipbuilder Huntington Ingalls Industries. Major public sector employers include the NASA Langley Research Center and the Naval Cyber Warfare Command. These employers and others account for Average Household Income of \$112,390, 27% higher than the statewide average of \$82,955. **County unemployment as of December 2021 was 2.5%**, well below statewide unemployment of 3.3%.

Recreational opportunities, historic sites, and the town of Smithfield drive tourists to Isle of Wight County, 43% of whom come from out of state, generating a total economic impact of over \$58 million in 2021. **Smithfield is routinely cited as one of the Most Beautiful Small Towns in Virginia.** See <https://www.onlyinyourstate.com/virginia/small-towns-va/>. Those tourists and locals generate combined average daily traffic of 38,450 Vehicles Per Day at the intersection of Benns Church Blvd and Brewers Neck Blvd. The property will enjoy even greater traffic generated by the recently approved Riverside Smithfield Hospital, that will share the intersection with the subject property. See <https://www.riversideonline.com/about/riverside-smithfield-hospital>



Smithfield Station Hotel & Marina



# SUB-MARKET OVERVIEW

15150 Bennis Church Blvd, Smithfield, Virginia 23430



The subject property resides in the Smithfield submarket. The submarket has seven retail centers, all classified as neighborhood shopping centers, with a total of 279,756 square feet.

Anchors include Kroger, Food Lion and Burkes Outlet. Other nearby retailers include Tractor Supply, Dollar General. Vacancy in the Smithfield submarket is currently 4.3%, below the region's average of 5.1%.

# POPULATION & EMPLOYMENT

15150 Bennis Church Blvd, Smithfield, Virginia 23430

As of January 1, 2022, Isle of Wight County unemployment stood at 2.5%, owing to the presence of some of the biggest and most well-known public and private sector employers in the US, between 10 and 25 minutes from the subject property.

They include Amazon, Huntington Ingalls, Massimo Zanetti, Target, Langley Air Force Base, NASA, The Port of Virginia, and the US Navy Cyber Defense Operations Command.

## Demographics

	3 Miles	5 Miles	10 Miles
Population	5,836	20,992	75,920
Avg HH Income	\$110,234	\$106,557	\$101,176
Median Home Value	\$338,528	\$334,215	\$383,487
Median Age	44.4	45.5	39.4

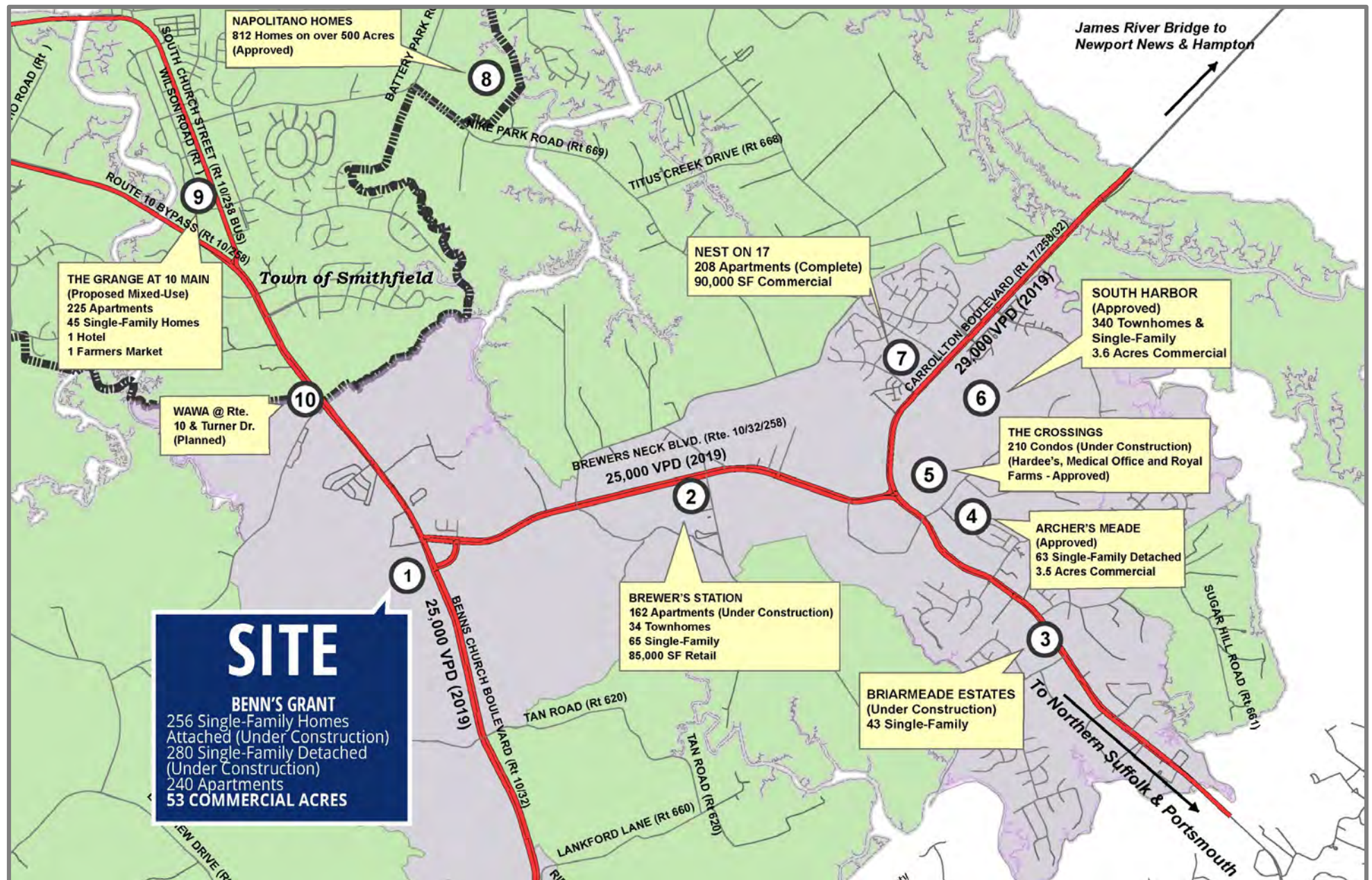
## TOP EMPLOYERS





# DEVELOPMENT PIPELINE

15150 Bennis Church Blvd, Smithfield, Virginia 23430





# CONTACT US



## **CHRIS ZARPAS**

VICE PRESIDENT

757.640.5437 OFFICE

757.237.7500 CELL

CZARPAS@SLNUSBAUM.COM

## **S.L. NUSBAUM REALTY CO.**

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510

757.627.8611

SLNUSBAUM.COM

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