

For Sale - 15 Acres and Golf Park DEVELOPMENT OPPORTUNITY 3173 Holland Road, Virginia Beach, VA

**JOHN LEE
ASSOCIATES**



INDUSTRIAL & OFFICE REAL ESTATE



For Sale Existing Lynnhaven Golf Park Business and/or 15 Acres for Redevelopment.

Lynnhaven Golf Park is a Family Entertainment Sports Facility situated on 15 acres of well-located land containing the following existing improvements:

- 1,440 SF commercial building with showroom, sales counter, men's and women's restrooms.
 - Large outdoor patio/picnic area with gazebo and picnic benches.
 - Abundant Paved Parking: 71 spaces.
 - Driving Range: 25 bay covered golf driving range with heaters and outdoor lighting. Also, large grass turf tee area.
 - Championship Miniature Golf Course: 18 holes, with ponds, waterfall, and other water features
 - Batting Cages: Coin-operated. Recently upgraded in 2017 with all new machines, electronics, and nets.
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- * Business Signage: 195' of frontage along highly traveled Holland Road. 2018 traffic volume 31,778 (Holland Rd and Shipp's Corner Rd SE)
 - * Great location along Holland Road, near Dam Neck Road and other major thoroughfares such as Princess Anne Road and Lynnhaven Parkway.
 - * Current Zoning R5D. Note: Sub-Area 3 Navy restrictions apply to a portion of the property. However, the front approximately 1.65 acres, adjacent to Holland Road are completely unencumbered.
 - * Existing business financials available upon request.
 - * Please do not visit the site without prior arrangements as this is a currently operating business.
 - * **SALES PRICE: \$2,500,000**



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3173 Holland Road, Virginia Beach, VA 23453



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15 Acres

Holland Road



Dam Neck Blvd

S. Rosemont Rd

Dam Neck Blvd

