

INVESTMENT MULTI-TENANT PROPERTY FOR SALE

445 N. Battlefield Boulevard
Chesapeake, VA 23320



SALES PRICE \$2,185,000



EXCLUSIVELY OFFERED BY:
LINDSEY R. ELLIOTT
lr@riddleassociates.com
(757) 523-1900
(757) 621-3035

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

Property Features:

- 16,000 +/- Square Feet
- Three buildings on 1.73 acres
- Office Retail Business Suites
- 100% Leased
- 11 Tenants
- Zoned B - 2
- New roof recently installed
- Monument signage for tenants
- Easy access with dual entry and exit
- Located in Great Bridge off N. Battlefield Blvd. and just off 168 Bypass

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"Real Estate Services Tailored to Your Needs"



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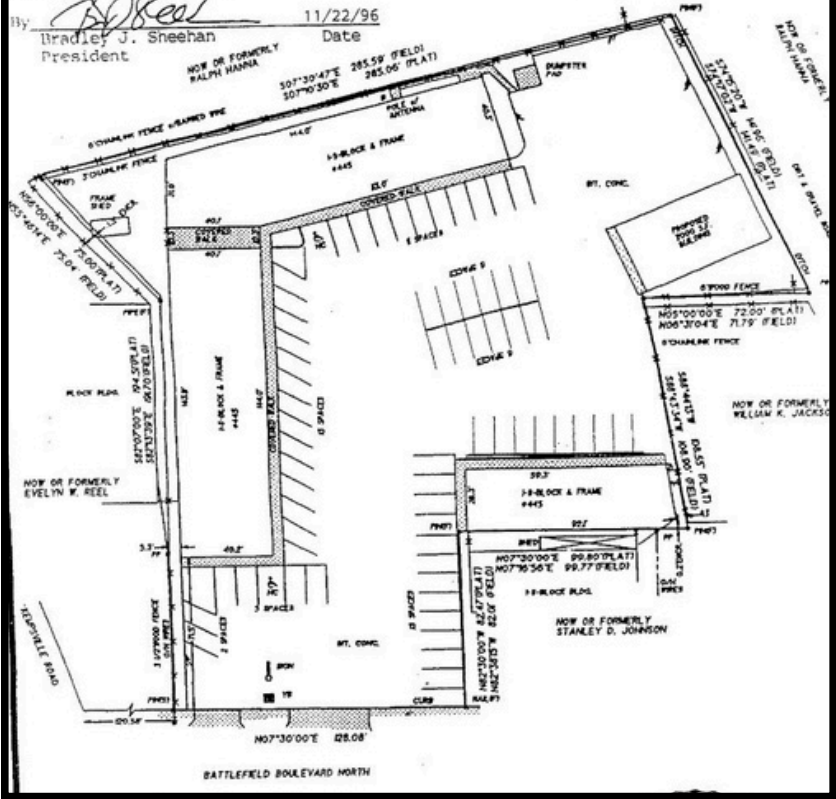
FLOOD DATA

THIS PROPERTY APPEARS TO FALL INSIDE FLOOD ZONE B
AS SHOWN ON F.E.M.A. FLOOD MAP COMMUNITY NUMBER 510034B
PANEL NUMBER H.A.I.R. DATED 2/2/77

I ACKNOWLEDGE AND ACCEPT ALL EASEMENTS, RESTRICTIONS AND ENCROACHMENTS ON THIS SURVEY.

THE SHEEHAN GROUP, INC.

By: BSheehan 11/22/96
Bradley J. Sheehan Date
President



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Demographic Summary Report

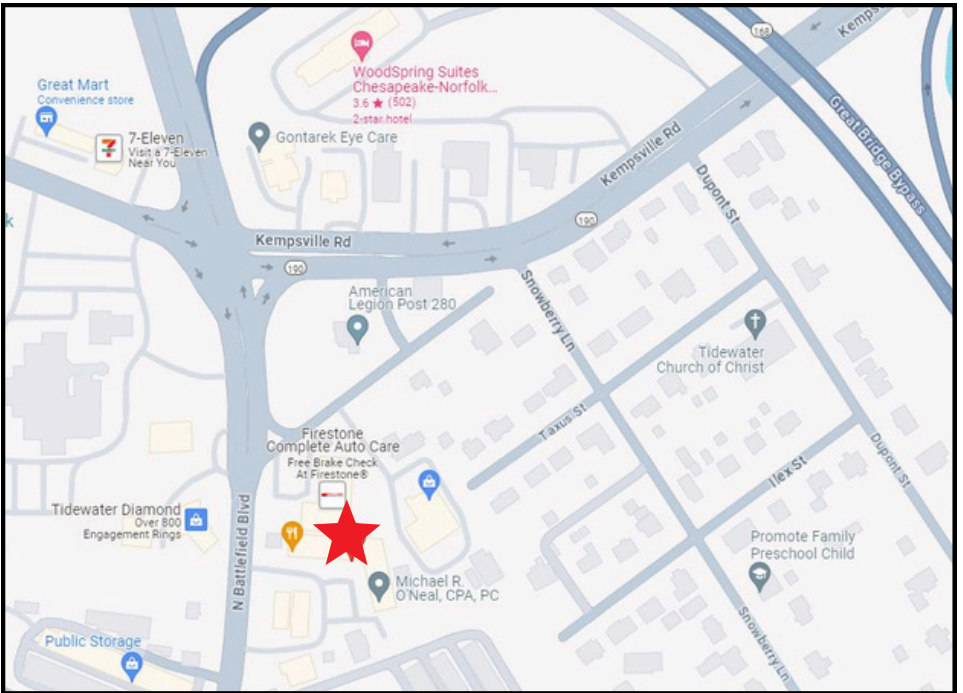
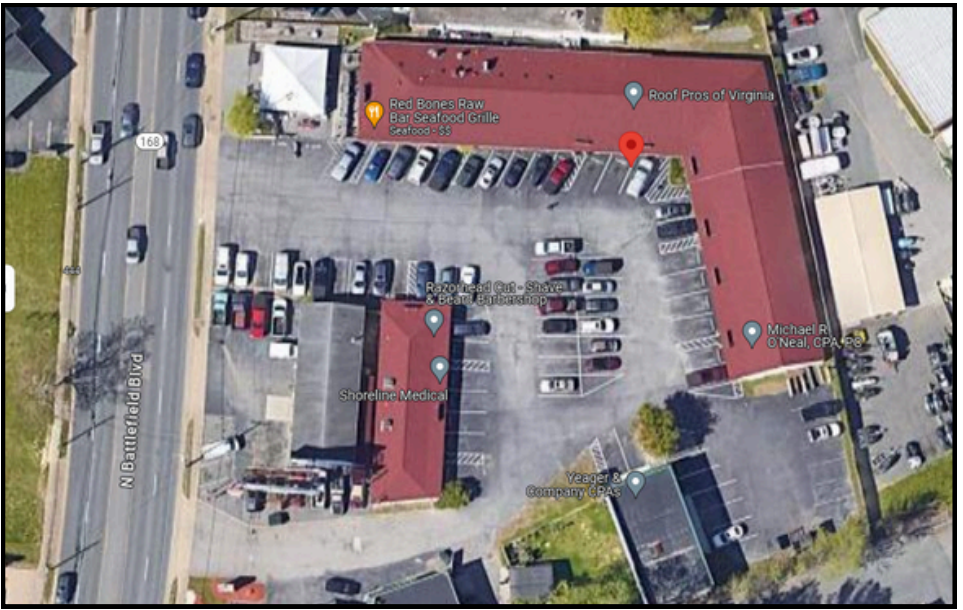
Great Bridge Business Suites 445 Battlefield Blvd N, Chesapeake, VA 23320

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	6,751		72,959		158,844	
2023 Estimate	6,510		70,869		154,222	
2010 Census	5,506		63,058		136,385	
Growth 2023 - 2028	3.70%		2.95%		3.00%	
Growth 2010 - 2023	18.23%		12.39%		13.08%	
2023 Population by Hispanic Origin	540		5,209		12,147	
2023 Population	6,510		70,869		154,222	
White	3,705	56.91%	47,652	67.24%	98,006	63.55%
Black	2,004	30.78%	16,049	22.65%	38,991	25.28%
Am. Indian & Alaskan	29	0.45%	343	0.48%	765	0.50%
Asian	473	7.27%	3,751	5.29%	9,621	6.24%
Hawaiian & Pacific Island	6	0.09%	102	0.14%	250	0.16%
Other	292	4.49%	2,972	4.19%	6,590	4.27%
U.S. Armed Forces	273		2,543		5,213	
Households						
2028 Projection	2,712		27,526		58,146	
2023 Estimate	2,615		26,689		56,359	
2010 Census	2,226		23,585		49,562	
Growth 2023 - 2028	3.71%		3.14%		3.17%	
Growth 2010 - 2023	17.48%		13.16%		13.71%	
Owner Occupied	1,461	55.87%	19,205	71.96%	41,117	72.96%
Renter Occupied	1,154	44.13%	7,484	28.04%	15,242	27.04%
2023 Households by HH Income	2,616		26,689		56,360	
Income: <\$25,000	414	15.83%	3,523	13.20%	7,203	12.78%
Income: \$25,000 - \$50,000	596	22.78%	3,782	14.17%	8,060	14.30%
Income: \$50,000 - \$75,000	541	20.68%	4,533	16.98%	9,246	16.41%
Income: \$75,000 - \$100,000	338	12.92%	3,217	12.05%	6,993	12.41%
Income: \$100,000 - \$125,000	165	6.31%	3,286	12.31%	7,183	12.74%
Income: \$125,000 - \$150,000	243	9.29%	3,007	11.27%	6,565	11.65%
Income: \$150,000 - \$200,000	245	9.37%	3,170	11.88%	6,565	11.65%
Income: \$200,000+	74	2.83%	2,171	8.13%	4,545	8.06%
2023 Avg Household Income	\$79,868		\$103,717		\$103,981	
2023 Med Household Income	\$58,587		\$86,707		\$88,123	

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