

FLEX CONDO FOR SALE

634 PROSPERITY WAY
Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



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MICHAEL GOOD

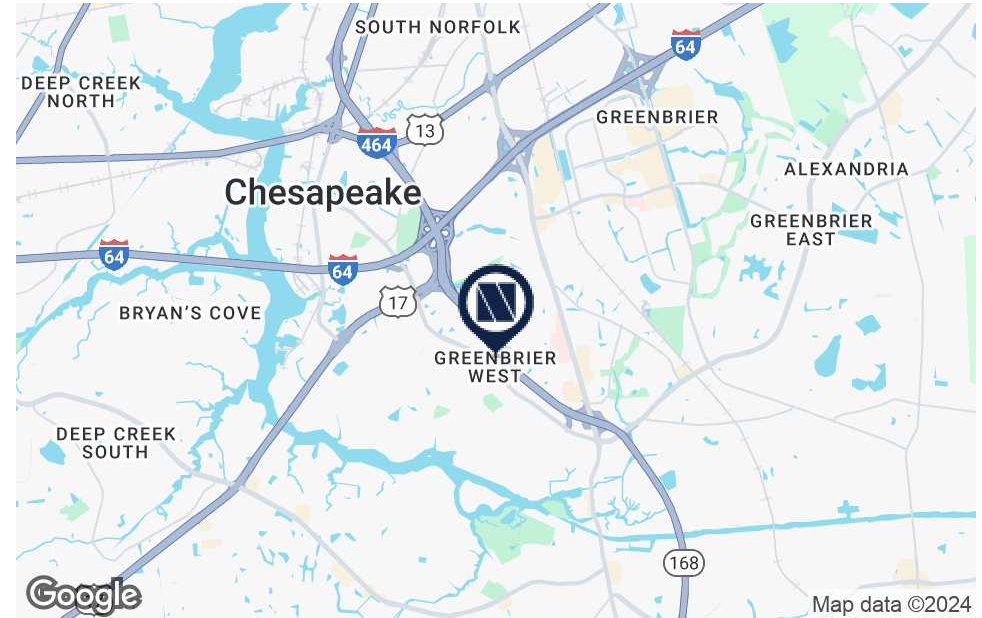
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	1,530 SF
Lot Size:	0.031 AC
Price / SF:	\$235.29
Year Built:	1999
Zoning:	O-I (Office Institutional District)

PROPERTY OVERVIEW

1,530 square foot office condominium located within Riverwalk Commerce Center in Chesapeake, Virginia. The property offers immediate access to Route 168 & Battlefield Blvd. and is just 2 miles from I-64.

PROPERTY HIGHLIGHTS

- Layout includes office space with a small warehouse offering one 10' x 14' grade level door and 14' ceiling height
- Newly updated office design
- Convenient location with easy interstate access
- 7-minute drive to Chesapeake Regional Medical Center
- Less than 10 minutes from Greenbrier, Chesapeake
- Parking ratio: 2.5 spaces/1,000 SF
- Condo fees: \$175.00 per month

LOCATION MAP

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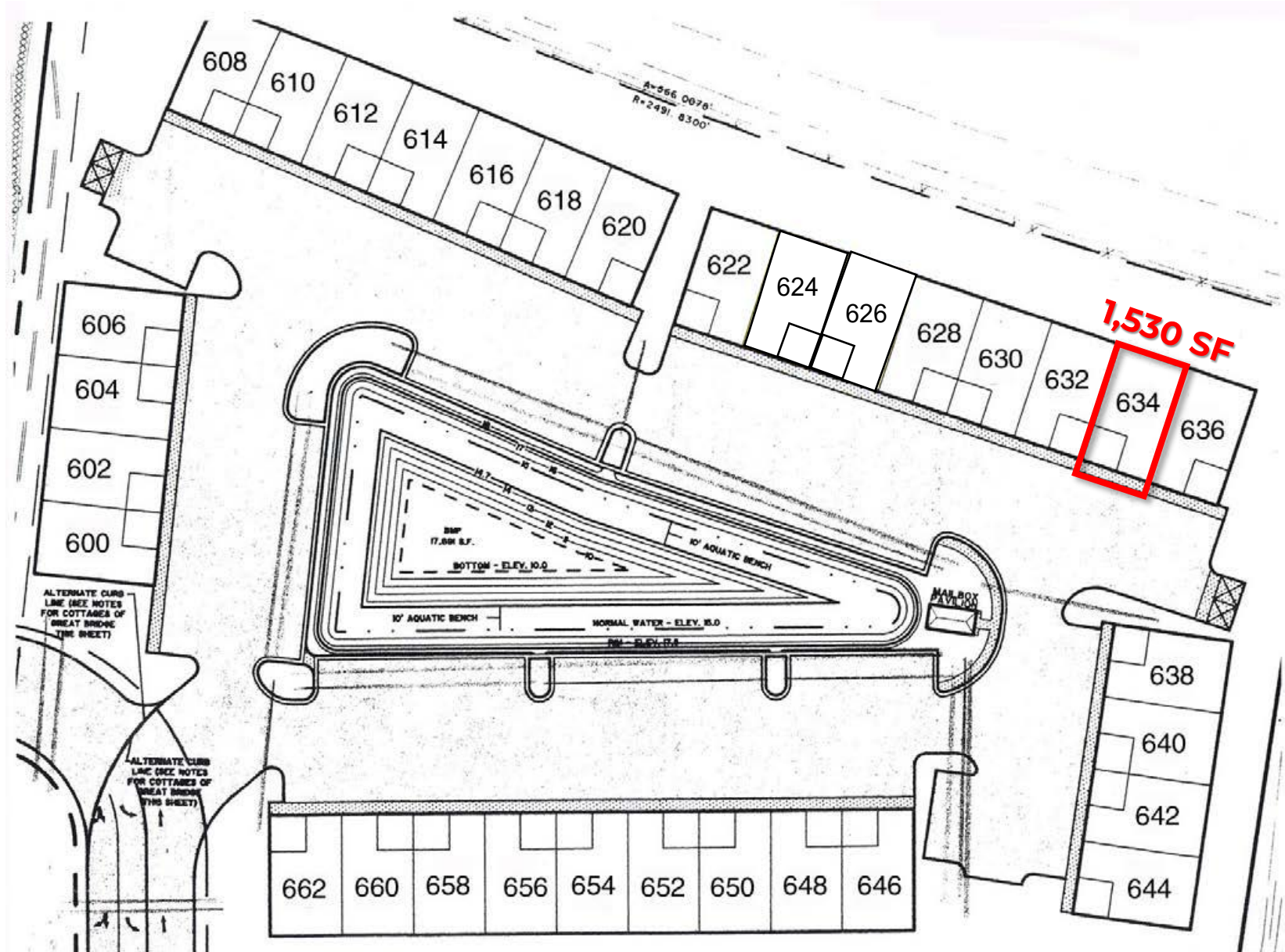


SITE PLAN

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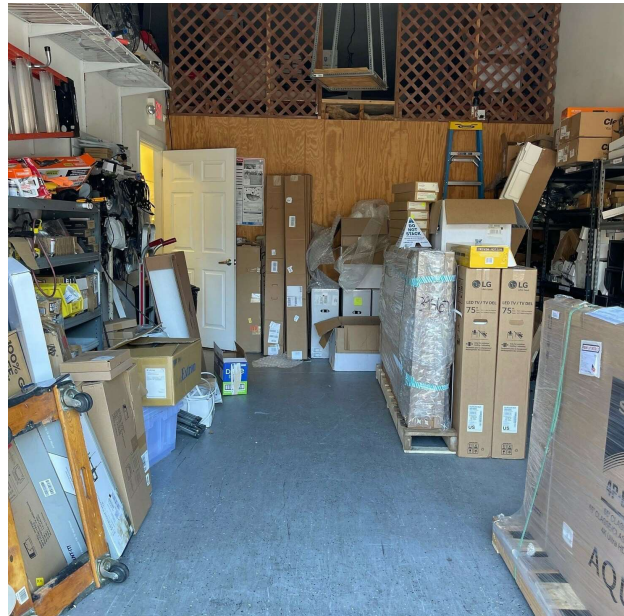


ADDITIONAL PHOTOS

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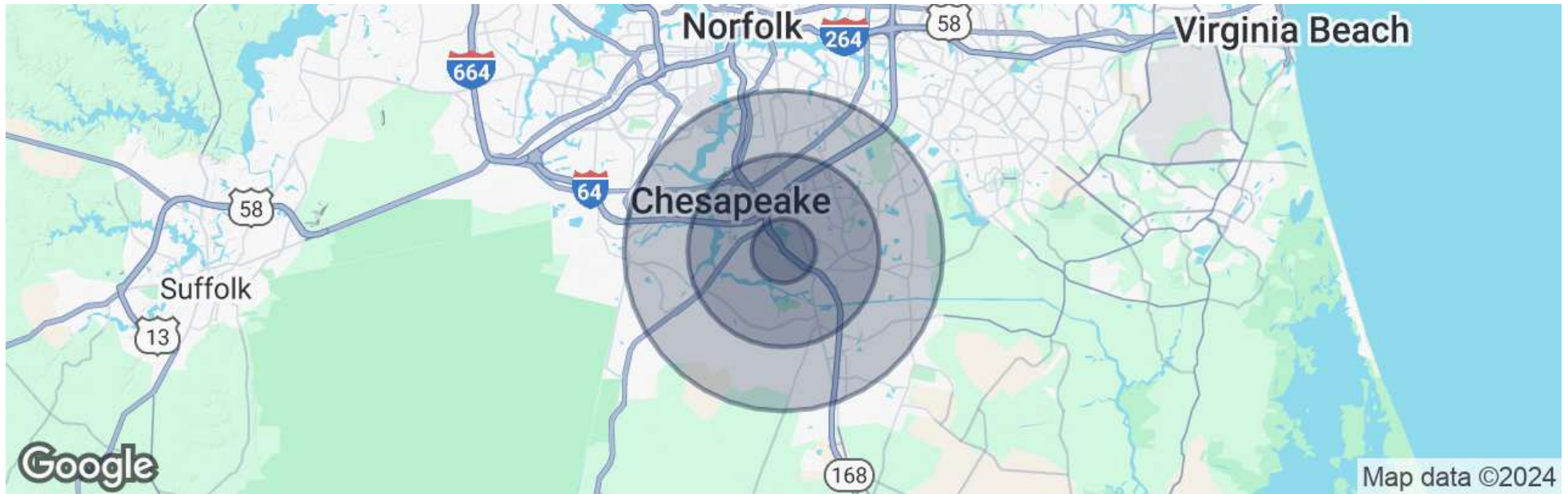


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,150	68,322	190,172
Average Age	43	40	40
Average Age (Male)	40	39	38
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,616	27,113	72,132
# Of Persons Per HH	2.2	2.5	2.6
Average HH Income	\$100,437	\$112,317	\$114,961
Average House Value	\$341,377	\$360,748	\$361,197

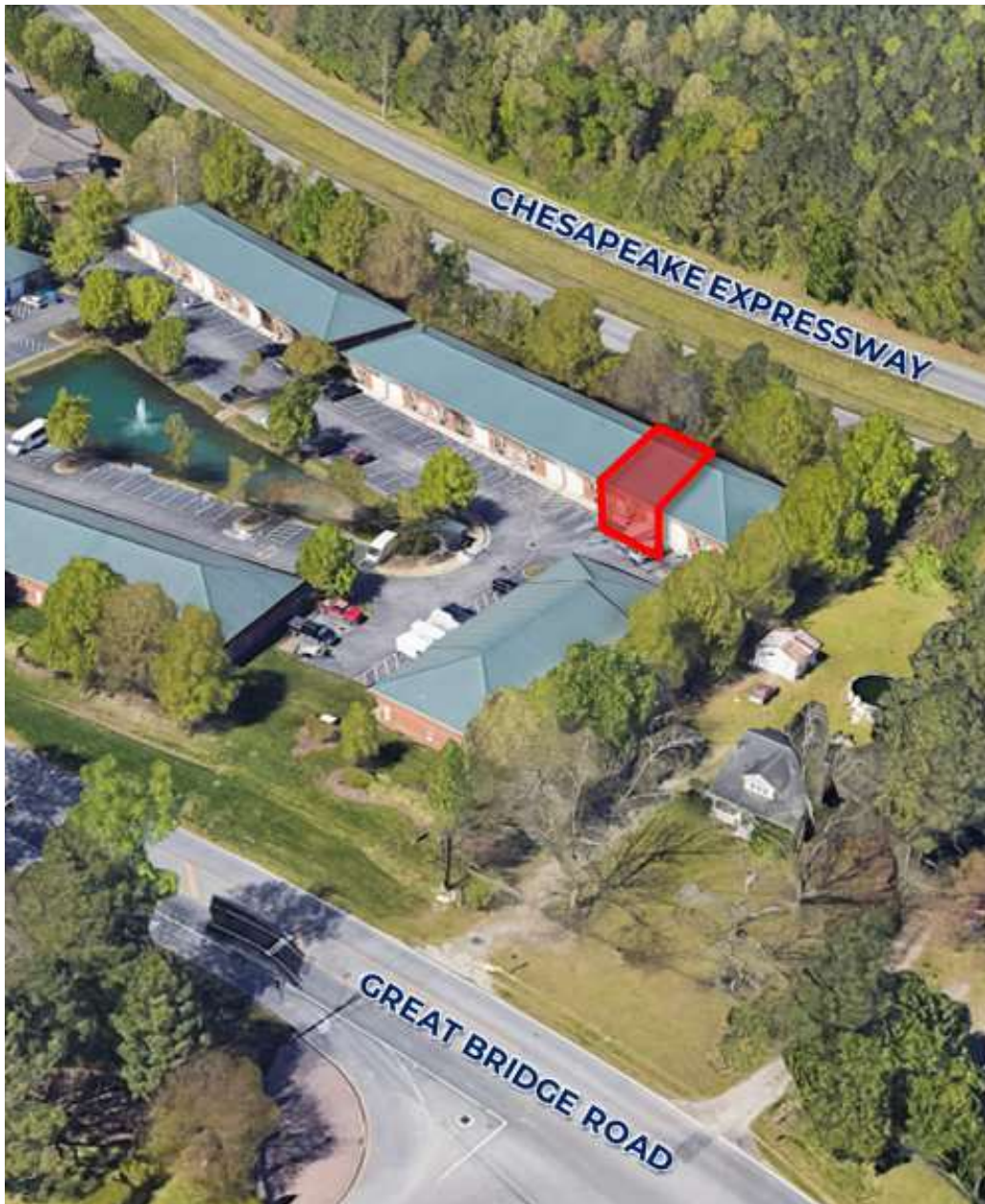
Demographics data derived from AlphaMap

CONTACT INFORMATION

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