



S.L. NUSBAUM
REALTY CO.

FOR LEASE

RODMAN SHOPPING CENTER



3120 HIGH STREET
PORTSMOUTH, VA 23707

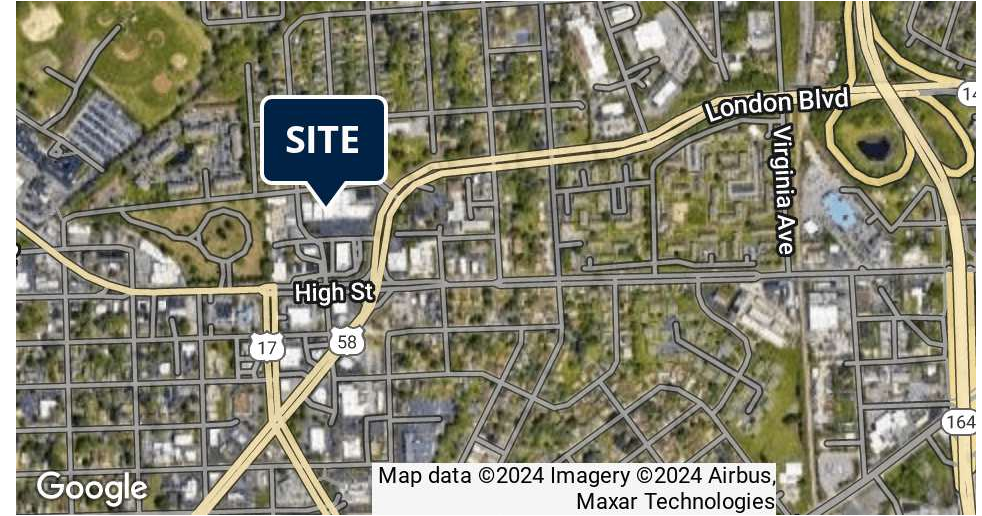
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EXECUTIVE SUMMARY

3120 HIGH STREET
PORTSMOUTH, VA 23707



OFFERING SUMMARY

Lease Rate:	\$3,850/month MG
Building Size:	46,260 SF
Available SF:	4,400 SF
Lot Size:	2.974 Acres
Year Built:	1955
Zoning:	GMU (General Mixed-Use)

PROPERTY OVERVIEW

Rodman Shopping Center is a centrally-located Family Dollar anchored shopping center in Portsmouth. The property is in close proximity to the Martin Luther King Freeway and Interstate 264 and just minutes away from downtown Norfolk.

PROPERTY HIGHLIGHTS

- Surrounded by attractive retail, offices, single family homes, and apartments
- Situated at a lighted intersection with multiple points of ingress/egress
- Prime location for laundromat, tobacco/smoke shop, or thrift store
- Suite features one (1) grade level roll-up door in the rear

AVAILABLE SUITE	LEASE RATE	RENT STRUCTURE	SPACE SIZE
3120 High Street	\$3,850/month	MG	4,400 SF

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LOCATION MAP

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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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ADDITIONAL PHOTOS

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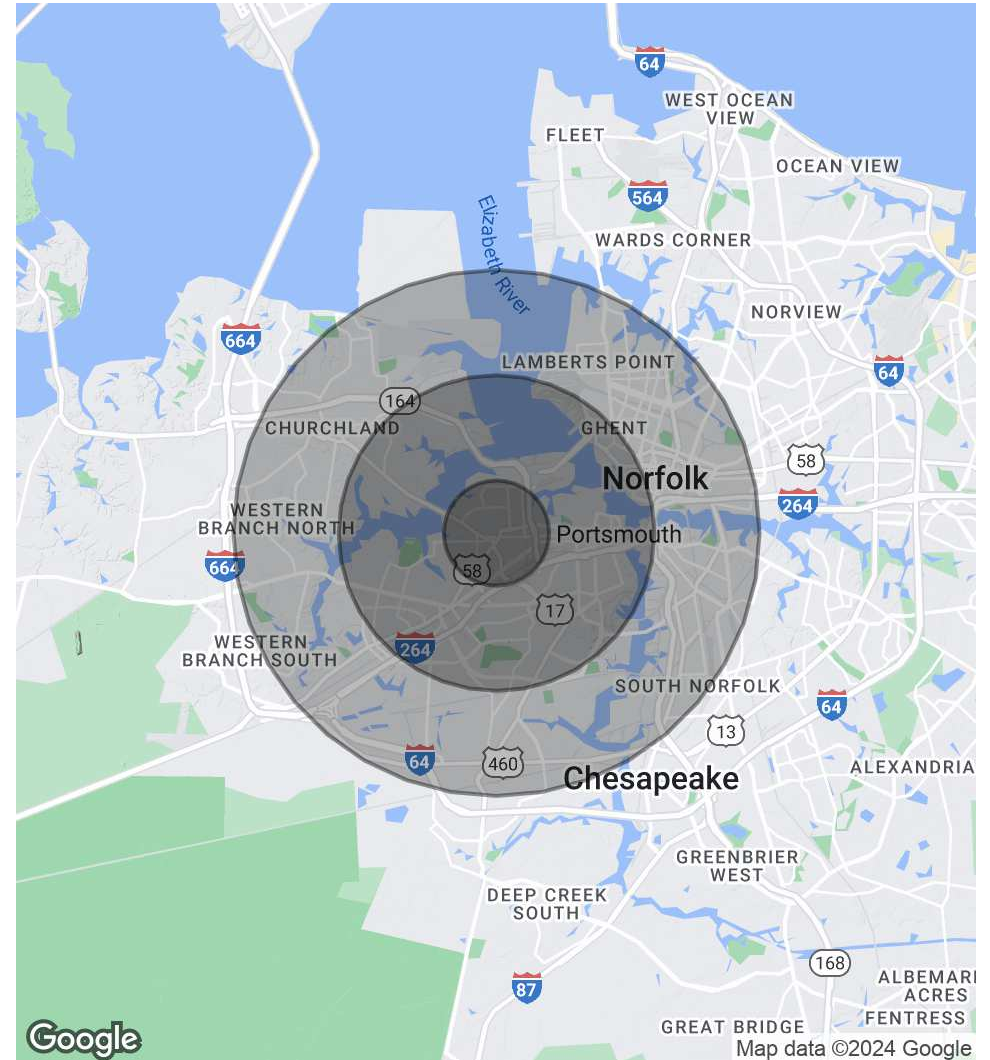
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,785	76,367	220,701
Average Age	35.2	37.4	34.9
Average Age (Male)	30.3	35.4	33.1
Average Age (Female)	38.8	39.3	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	35,061	91,321
# Of Persons Per HH	2.2	2.2	2.4
Average HH Income	\$57,025	\$64,407	\$66,028
Average House Value	\$146,221	\$193,440	\$203,488

2020 American Community Survey (ACS)



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CONTACT US



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PASSIONS
Exclusive Cutz & Stylez



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