

FOR SALE

FULLY LEASED MULTI-TENANT RETAIL INVESTMENT

3601, 3603 & 3605 High Street | Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



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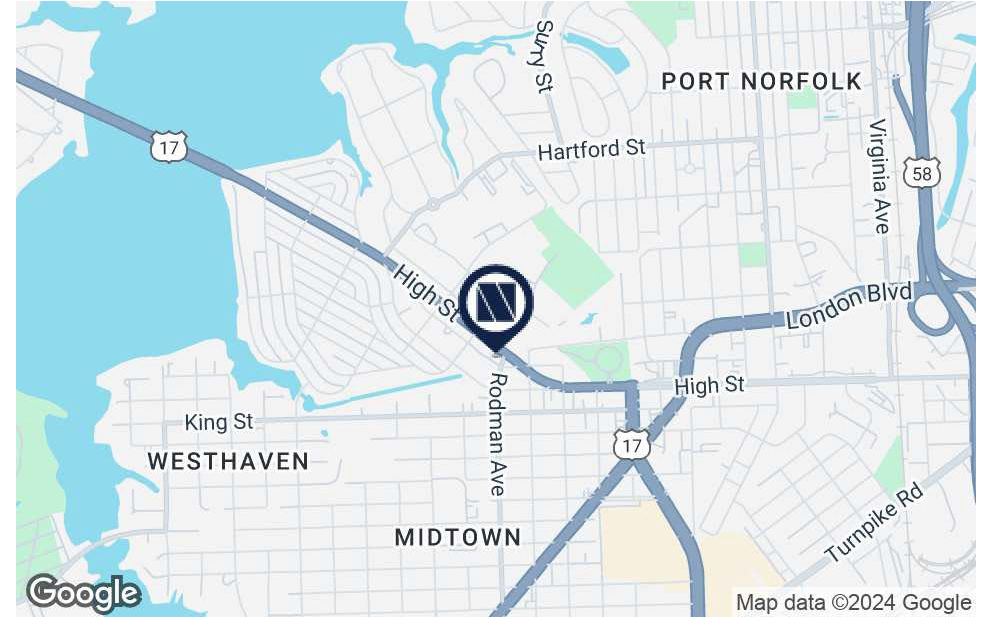
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,085,000
Building Size:	5,043 SF
Lot Size:	0.44 Acres
Cap Rate:	8.0%
NOI:	\$87,509
Lease Type:	NNN
Year Built:	1961

NEIGHBORING TENANTS INCLUDE:



PROPERTY OVERVIEW

3601, 3603 & 3605 High Street is a three-tenant, fully leased neighborhood retail strip center strategically located in the Mid-City submarket of Portsmouth, VA. The 5,043 square foot building offers a diverse mix of tenants with relatively low landlord responsibilities. The property is situated at the signalized corner of highly trafficked High Street, offering proximity to I-264 and within a minute's drive to national retailers including Chick-fil-A, Walmart Supercenter, Kroger, T.J. Maxx, Starbucks, and many more.

PROPERTY HIGHLIGHTS

- 100% leased retail center
- Co-tenancy features a diverse mix of service and destination retail, including a restaurant, tobacco/vape shop, and Portsmouth Cleaners, a long-standing occupant at this location since 1998
- Building features pylon signage for maximum exposure along High Street
- The submarket is home to the historic Bon Secours Maryview Medical Center and is in close proximity to the U.S. Coast Guard Base and Norfolk Naval Shipyard
- Located near the busy intersection of High Street, which produces 24,000 vehicles per day

INVESTMENT SUMMARY

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PROPERTY DETAILS



PARCEL NUMBER

0355-0200 (3601)
0355-0190 (3603)
0355-0180 (3605)



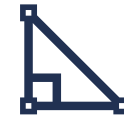
BUILDING SIZE

5,043 SF



RENTABLE SQUARE FEET

5,043 SF



LOT SIZE

0.44 AC



YEAR BUILT

1961



PARKING

17 surface spaces



LOCATION

Signalized corner offering proximity to I-264



TENANTS

Three (3)

FINANCIAL DETAILS



OCCUPANCY

100%



NET OPERATING INCOME

\$87,509



CAP RATE

8.0%



LEASE TYPE

NNN

LOCATION MAP

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RETAIL MAP

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DEMOGRAPHICS MAP & REPORT

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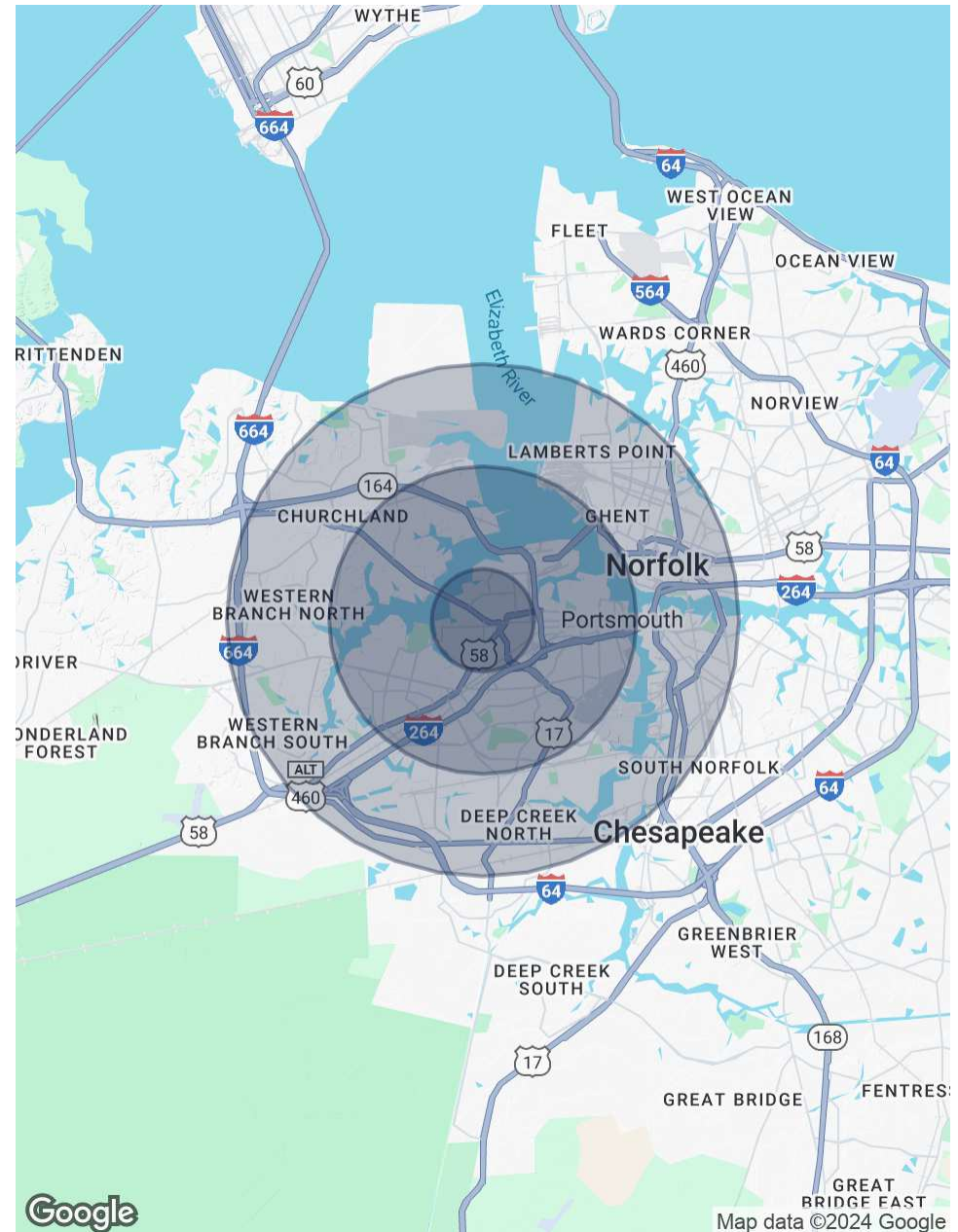


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,361	77,030	217,695
Average Age	39	40	38
Average Age (Male)	37	38	37
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,762	31,888	86,850
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$69,933	\$80,549	\$89,163
Average House Value	\$232,942	\$258,637	\$321,754

Demographics data derived from AlphaMap



CONTACT INFORMATION

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