

RETAIL PROPERTY FOR SALE

# 811 W CONSTANCE RD

SUFFOLK, VA 23434

**JON ELLIOTT**

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**CREOTERIC**  
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## PROPERTY DESCRIPTION

Large 4-bay commercial building in Old Town Suffolk with most recent use as automotive service center and used car dealership. Building includes reception and office areas, two restrooms, and four oversized service bays with 14' wall height. All bay doors are currently 10' height. The 4th bay, previously used as a certified Virginia State Inspection Station, has the door track set higher with potential to modify the exterior wall for 14' clearance accommodating diesel service. The 2-post and 4-post hydraulic lifts, tire changing station, and industrial air compressor will convey. This is a prime opportunity for a repair shop, fabrication shop, or to stop paying a lease and own your own building!

## OFFERING SUMMARY

<b>Sale Price:</b>	\$649,000
<b>Lot Size:</b>	28,705 SF
<b>Building Size:</b>	2,024 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,943	11,662	18,418
<b>Total Population</b>	7,056	30,027	48,346
<b>Average HH Income</b>	\$86,735	\$89,512	\$98,693

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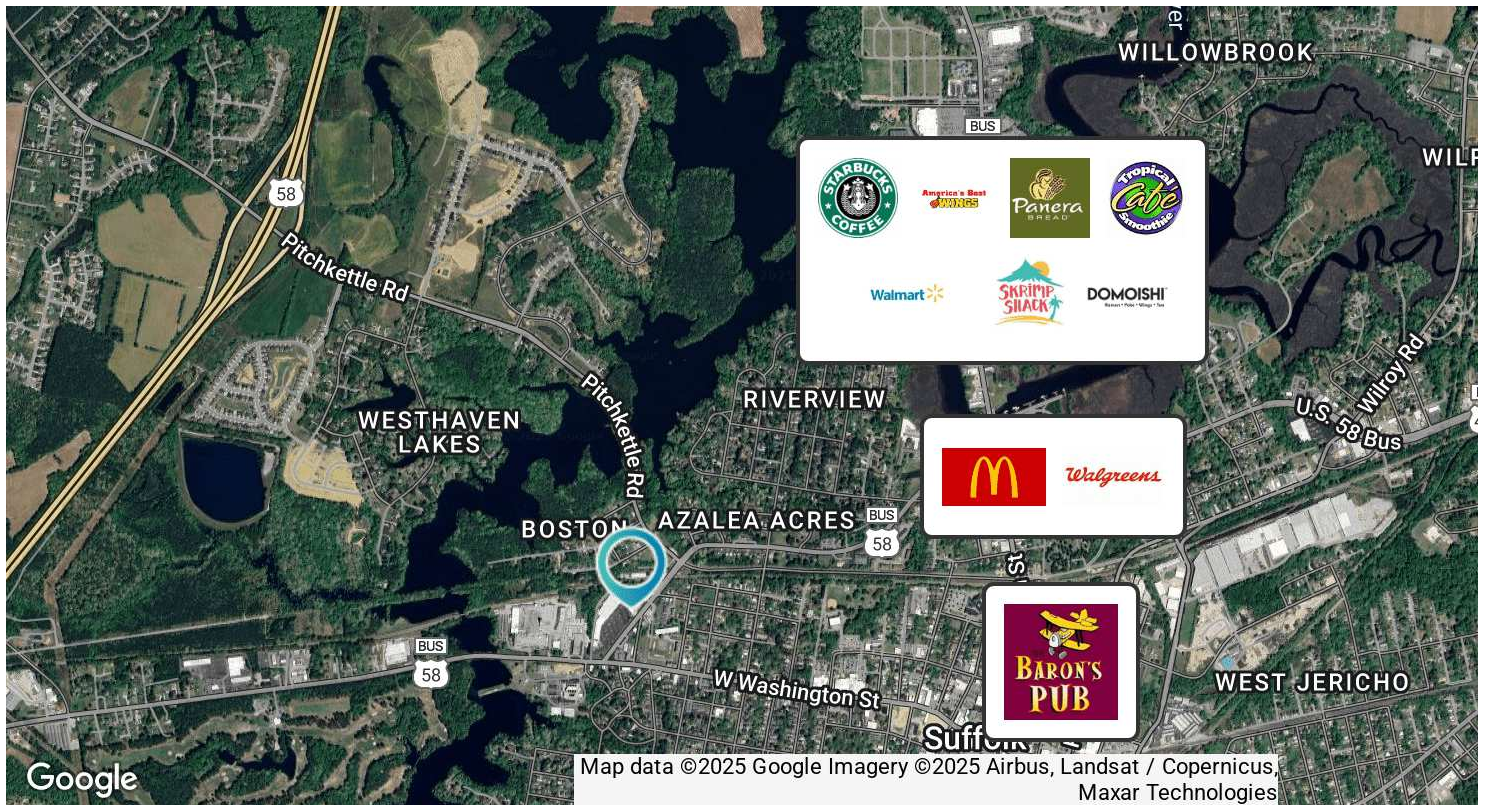
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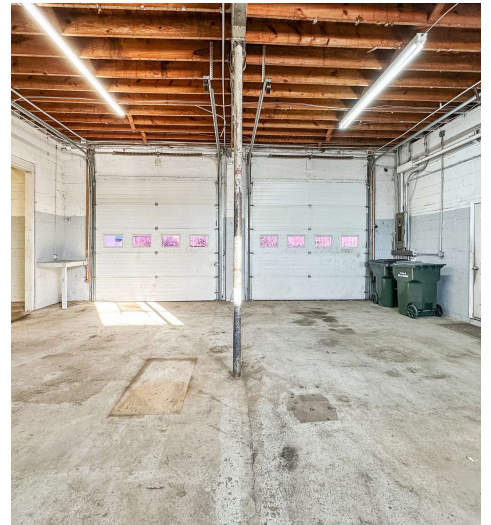
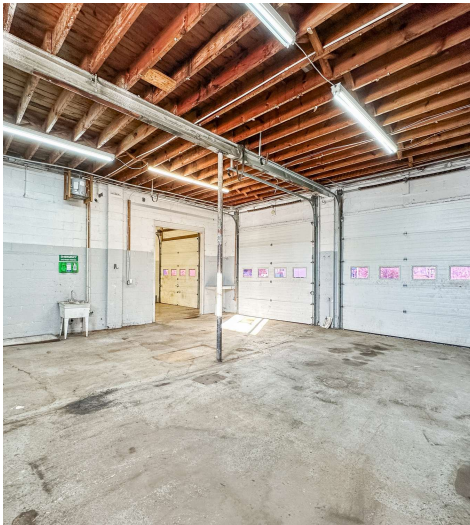
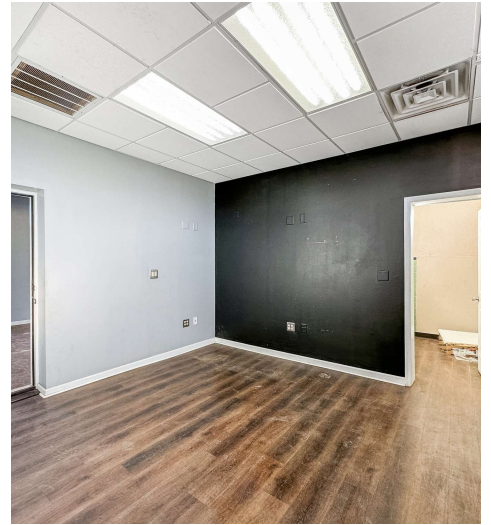
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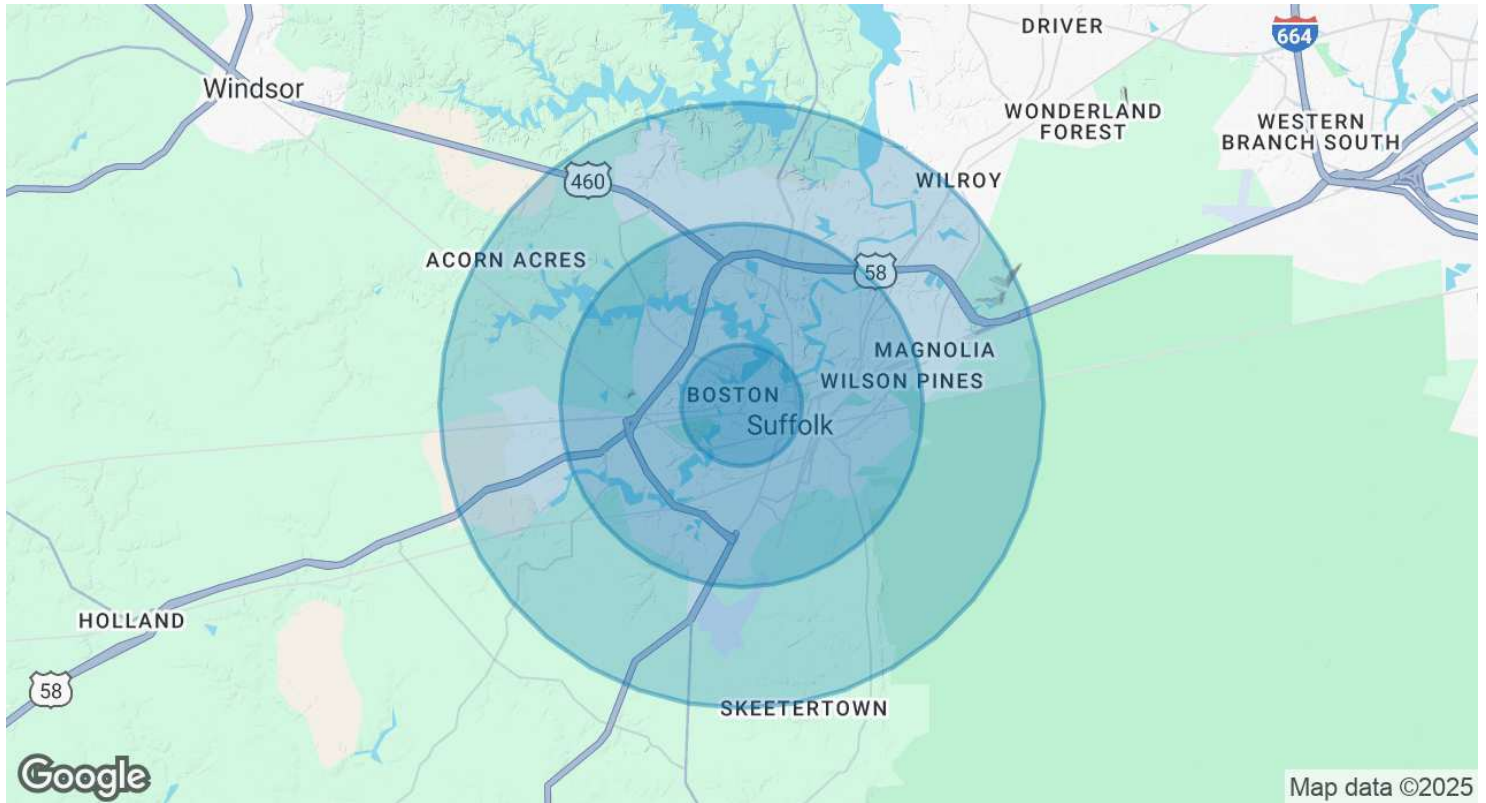
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## POPULATION

## 1 MILE

## 3 MILES

## 5 MILES

Total Population	7,056	30,027	48,346
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

## HOUSEHOLDS &amp; INCOME

## 1 MILE

## 3 MILES

## 5 MILES

Total Households	2,943	11,662	18,418
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$86,735	\$89,512	\$98,693
Average House Value	\$312,139	\$302,761	\$319,954

Demographics data derived from AlphaMap

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