

7400 SUNNYBROOK DRIVE

7400 SUNNYBROOK DRIVE HOLLINS, VA 24019



OFFERING SUMMARY

Sale Price:	\$575,000
Available SF:	
Lot Size:	0.38 Acres
Year Built:	1984
Building Size:	3,960 SF
Zoning:	C2
Price / SF:	\$145.20

PROPERTY OVERVIEW

Peter Ostaseski, Nick Henritze, and Will Henritze of Poe & Cronk Real Estate Group are proud to present 7400 Sunnybrook Dr. This 3,960 square foot standalone office building presents a great opportunity for any businesses seeking a professional and functional property. The property is currently occupied by a single tenant until 12/31/26, allowing for immediate short term income. The roof was recently replaced in 2024, the parking lot was resealed in 2023, and the dumpster pad was resealed in 2025. The property has a flexible layout for a multitude of office, retail, or medical office users. Onsite you will also find 20 parking spaces.

PROPERTY HIGHLIGHTS

- 20 Onsite Parking Spaces
- Roof Replaced in November 2024
- Parking Lot Resealed in 2023
- Dumpster Pad Resealed in 2025
- 5 Bathrooms
- 1 Roll Up Door



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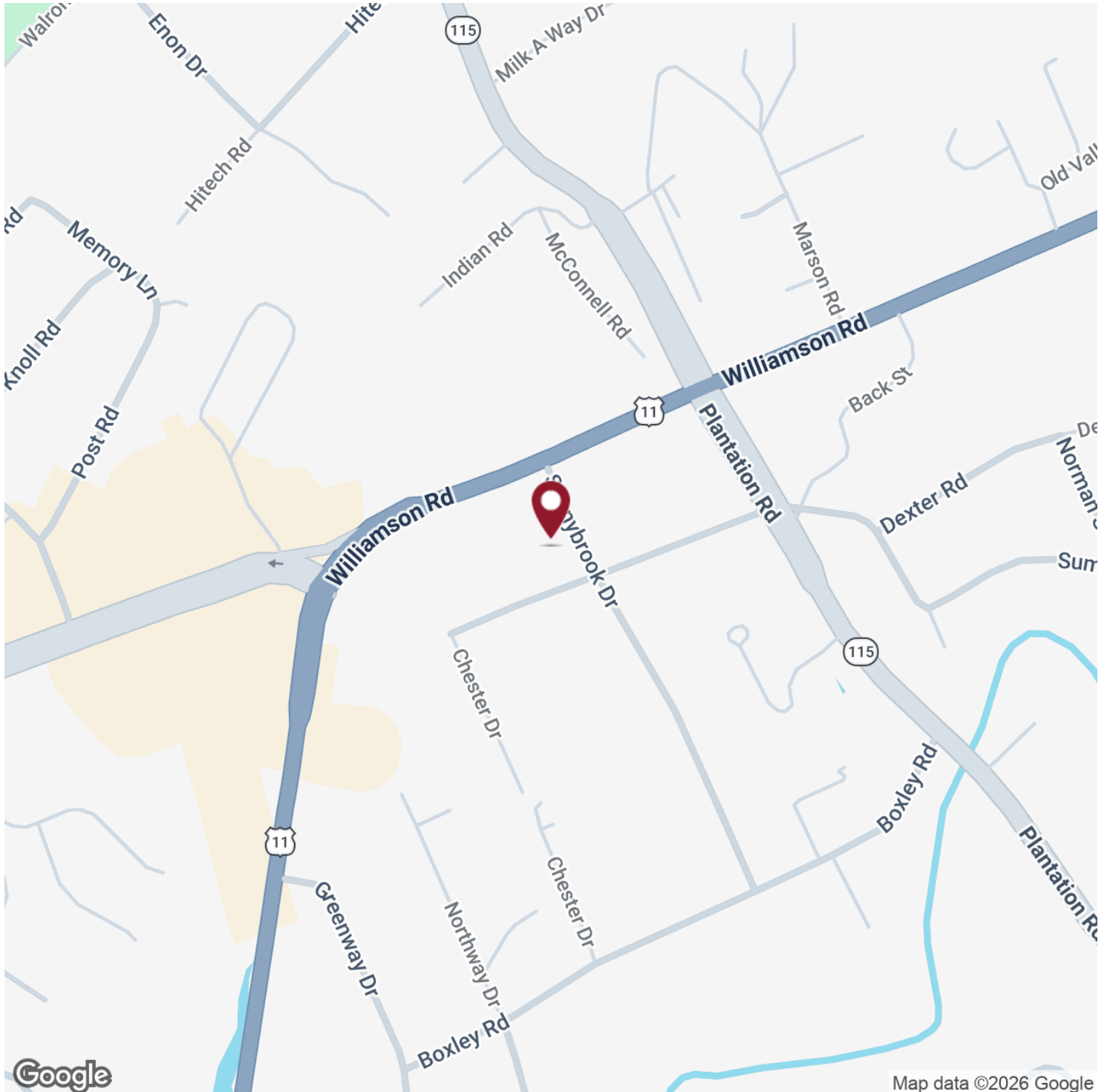
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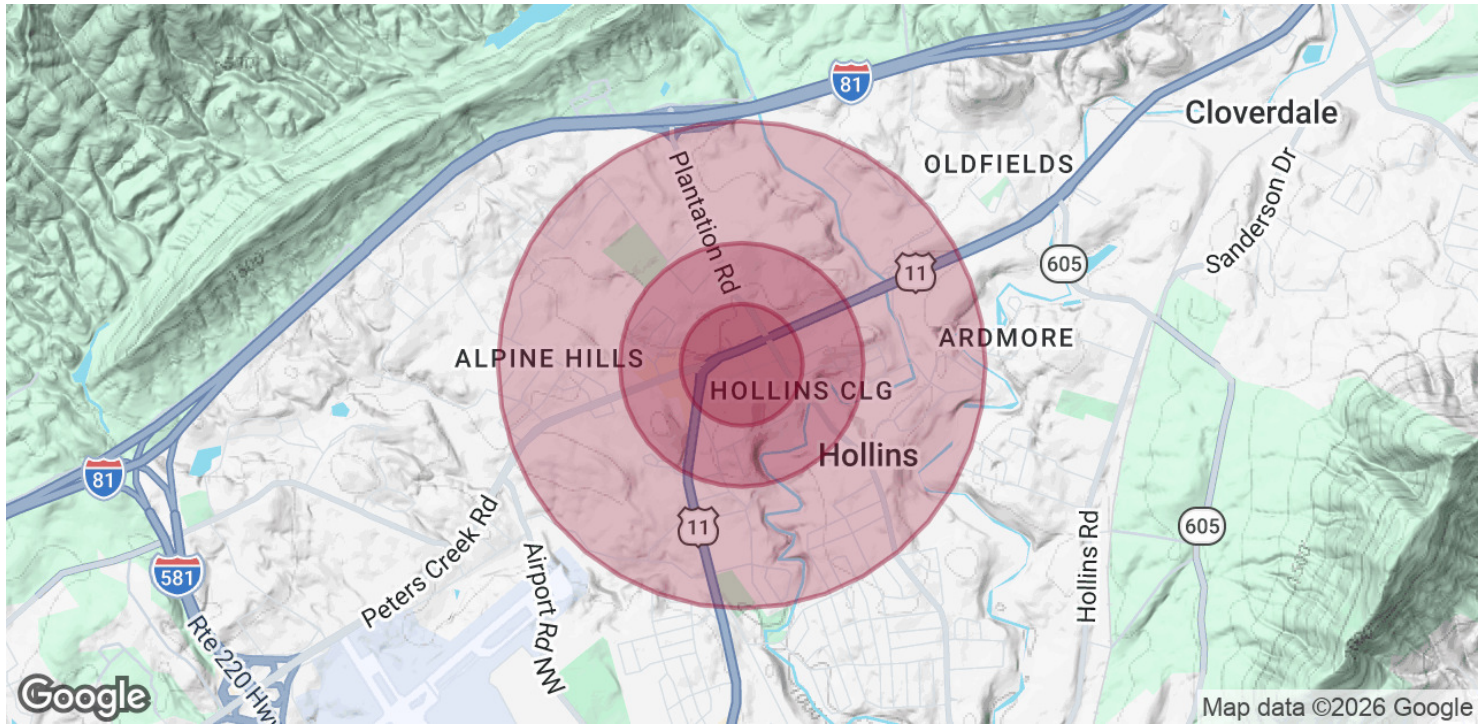
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	572	1,884	6,744
Average Age	39.5	38.2	38.7
Average Age (Male)	40.0	37.8	37.5
Average Age (Female)	39.4	39.0	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	207	691	2,531
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$85,543	\$86,858	\$88,440
Average House Value	\$244,593	\$243,651	\$249,194

2023 American Community Survey (ACS)



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