

FOR SALE

McCale Professional Park | 729 Thimble Shoals Blvd
Office Condo | Suite 7B | Newport News, VA 23606



PRICE: \$350,000 | \$139.72/SF

- Office Condo of 2,505 SF located in Oyster Point Business District within walking distance to City Center
- Built in 1988 | Premium Build Out / Traditional Private Office
- Roof replaced by Condo Association 2017
- HVAC: 5 Ton oversized unit (New Compressor & Coils 2018 - \$5,050)
- Currently Occupied - Leased through 12/31/2025 by Mumford Company at \$4,000/mn (Tenant can vacate early)
- Zoned C-4 + Opportunity Zone

Landlord Pays

Condo Fees \$436.52 per month
Real Estate Taxes \$1,911 Semi-Annually
Insurance: \$1,709/yr
HVAC preventative care \$230/yr

Tenant Pays

Janitorial
Routine Interior Maintenance
Utilities | Cost: Electric \$193/mn; Water \$30/mn; Sewer \$9/mn;
Gas \$216/mn



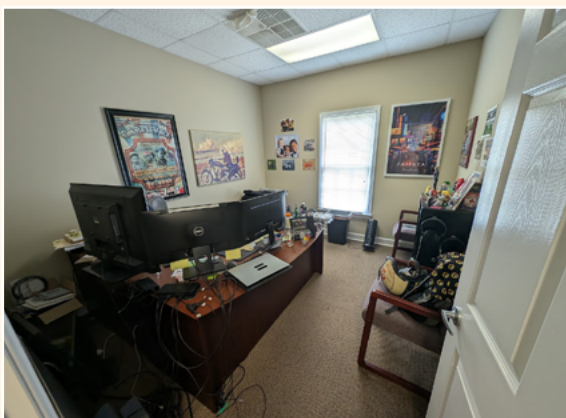
For more information:
MICHAEL ALLEN, CCIM
Call or Text 757.952.6660
MichaelAllen@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

PROPERTY IMAGES

McCale Professional Park | 729 Thimble Shoals Blvd Suite 7B | Newport News, VA



The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

SITE IDENTIFICATION

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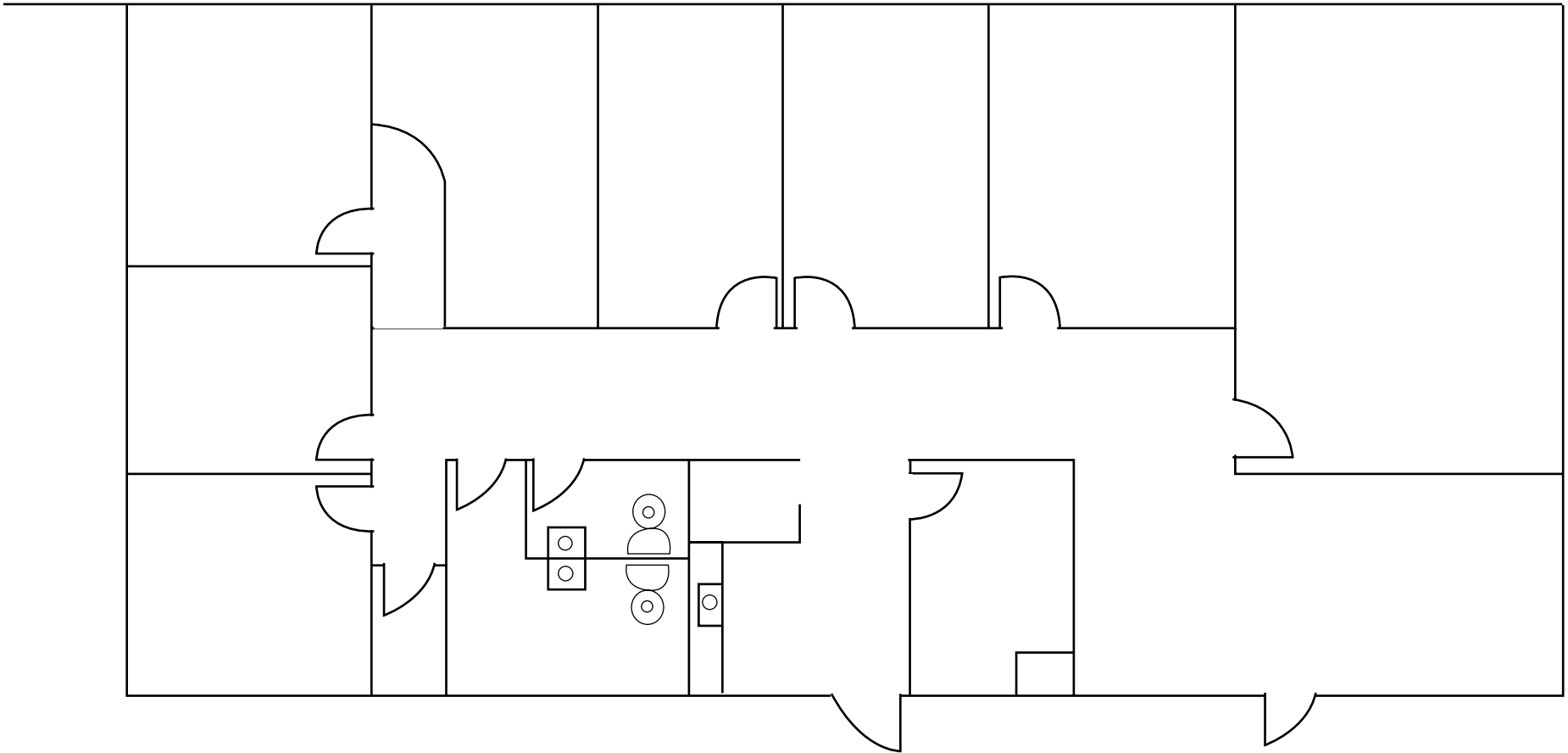
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FLOOR PLAN | SUITE 7B

2,505 GSF



DEMOGRAPHICS

5-10-15 Minutes Drive Time

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POPULATION	5-Min	10-Min	15-Min
2020 Population	7,874	84,944	269,611
2023 Population	7,867	84,429	269,508
2028 Population	7,847	83,960	268,627
2023-2028 Annual Rate	-0.05%	-0.11 %	-0.07%
2023 INCOME	5-Min	10-Min	15-Min
Median HH Income	\$56,137	\$66,976	\$63,796
Average HH Income	\$76,102	\$89,330	\$89,179
2023 BUSINESSES	5-Min	10-Min	15-Min
2023 Total Businesses	1,338	3,423	8,243
2023 Total Employees	20,655	50,219	128,977



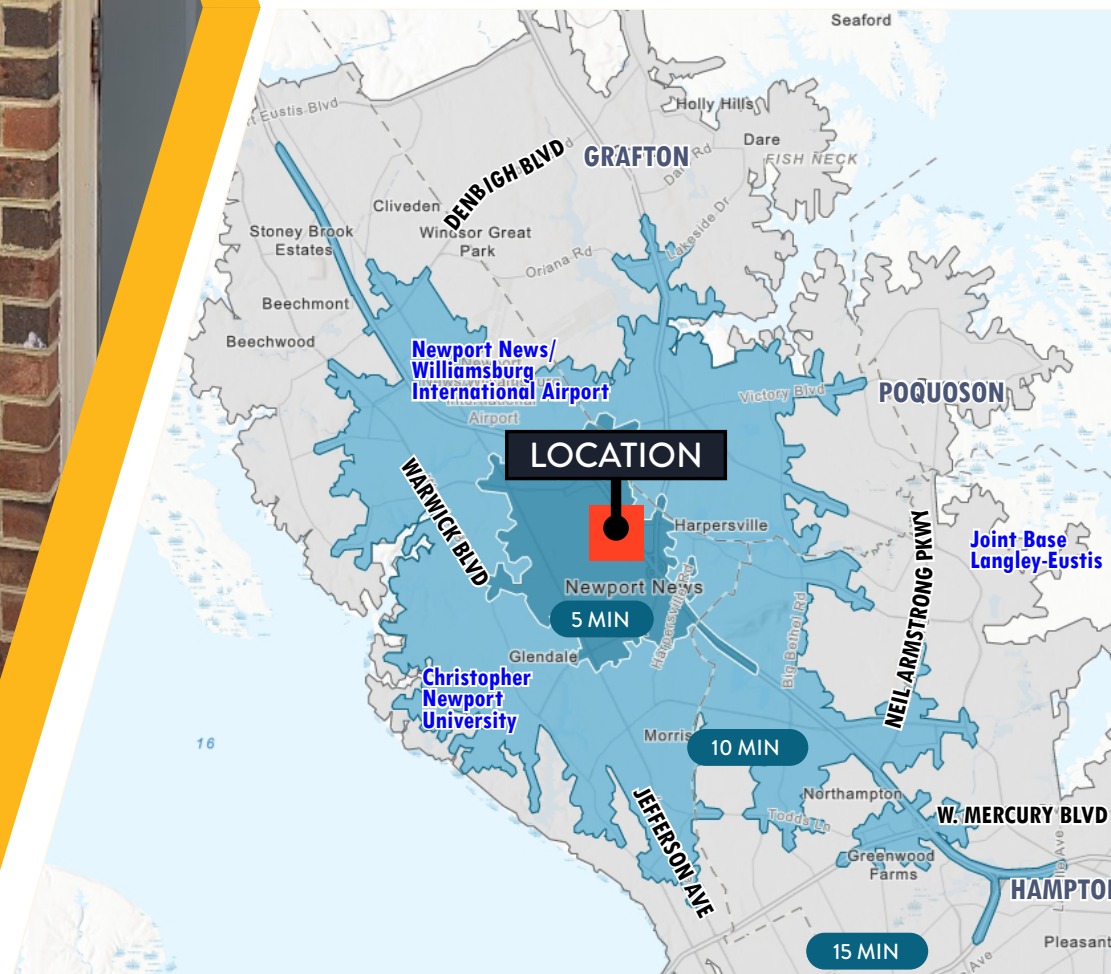
POPULATION

84,429 (within 10 Minutes)



AVG. INCOME

\$89,330 (within 10 minutes)



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