

RETAIL PROPERTY FOR SALE

1511 RODMAN AVE

PORTSMOUTH, VA 23505

JON ELLIOTT

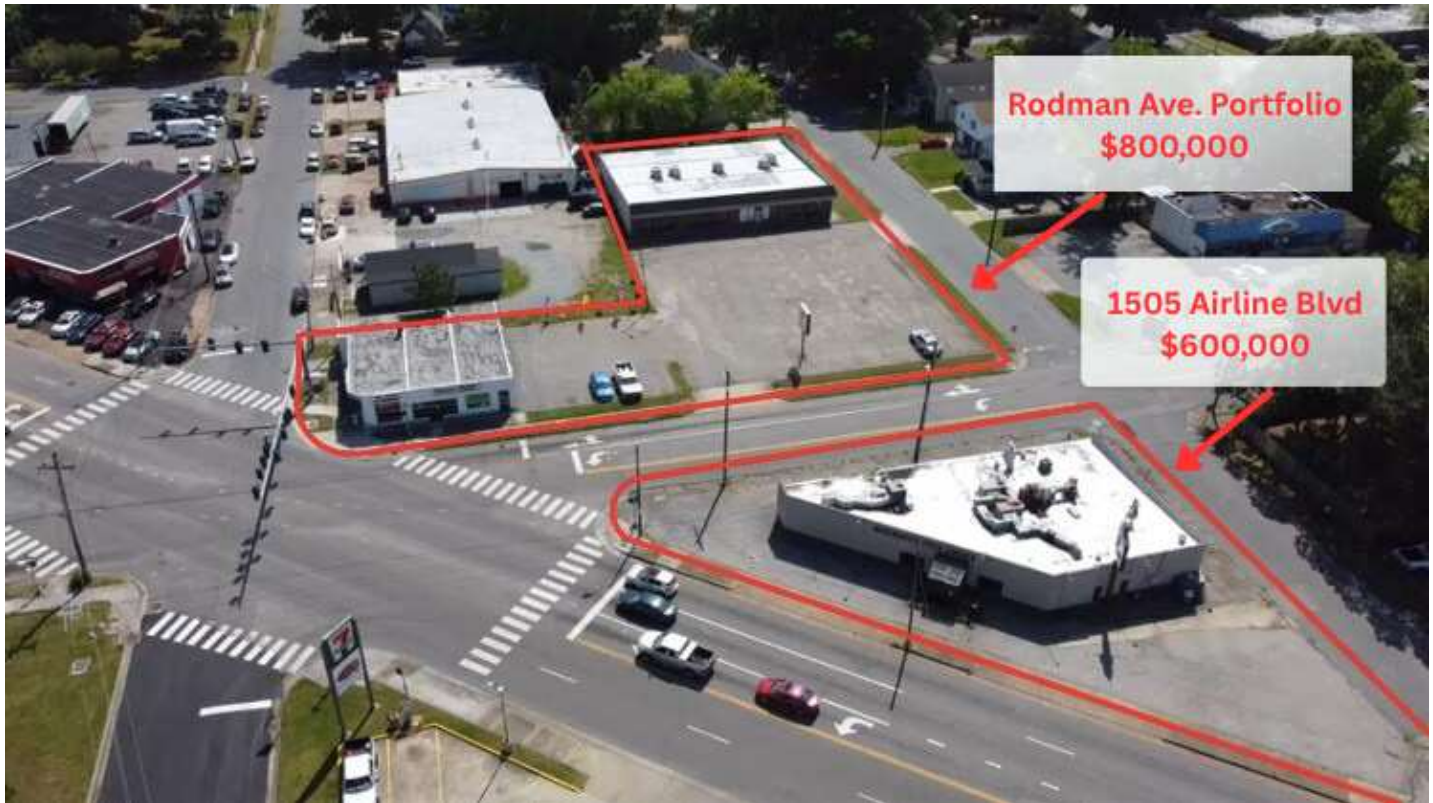
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1511 RODMAN AVE

PORTSMOUTH, VA 23505



PROPERTY DESCRIPTION

1501 Rodman Ave is a single tenant freestanding building on a corner lot that is occupied by a long-term tenant now on a MTM lease, and 1511-1527 Rodman Ave is a vacant strip center that is prime for tenancy or redevelopment. These historic properties are perfect for a retail or strip center venture. Zoned GMU, the property provides flexibility for a range of retail and commercial uses, ensuring maximum potential for your investment.

PROPERTY HIGHLIGHTS

- Tenant in 1501 Rodman Ave offers immediate rental income
- Retail strip features large parking area, flexible demising points, and rear roll-up doors
- Located 0.2 miles from Portsmouth's premier shopping district and less than 5 minutes to I-264
- Can be purchased as a 2-property portfolio or with 1501 Airline Ave.

OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	8,506 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,822	33,551	94,439
Total Population	11,596	81,966	238,042
Average HH Income	\$65,693	\$77,547	\$87,169

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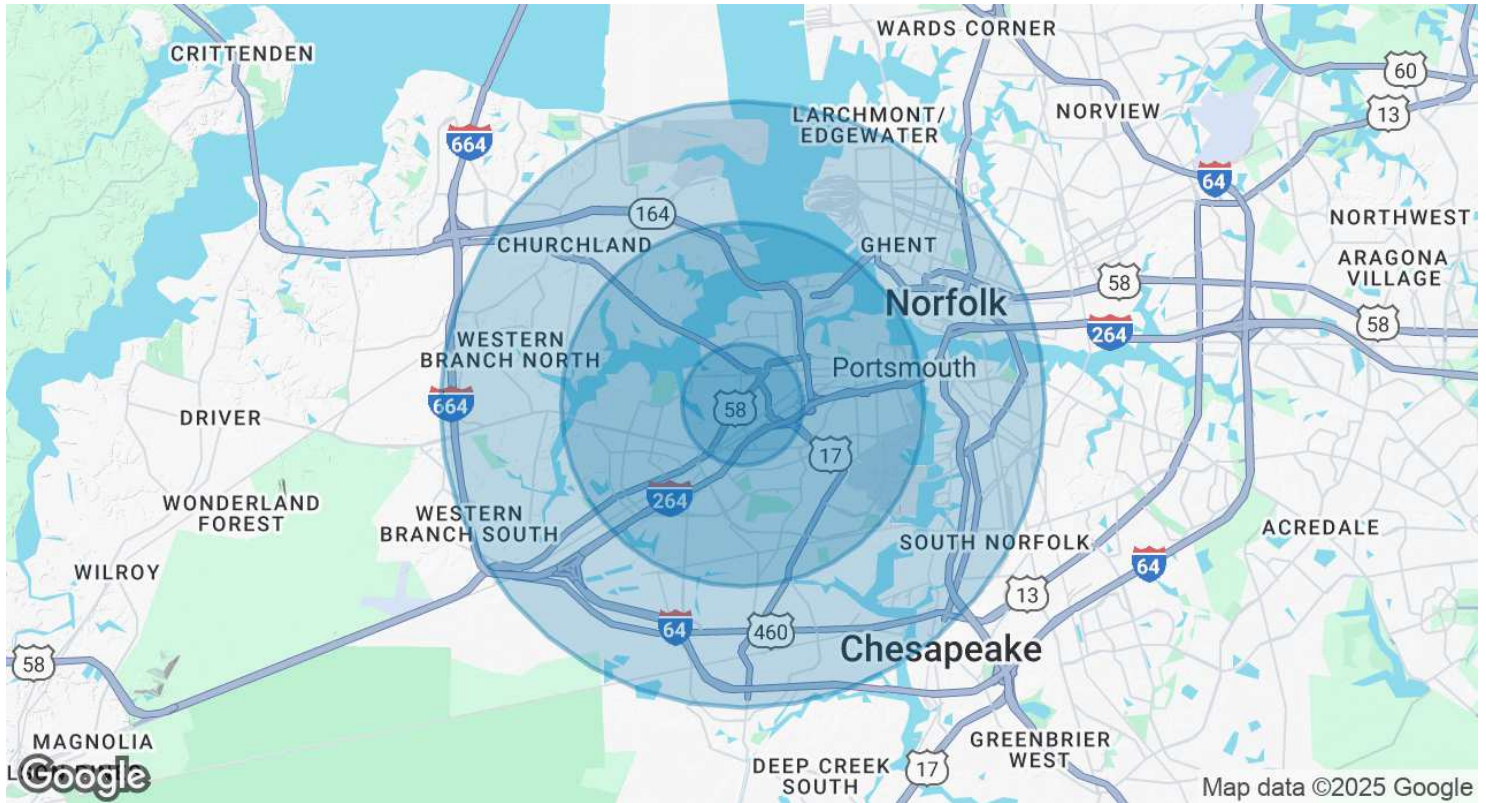
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,596	81,966	238,042
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	4,822	33,551	94,439
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,693	\$77,547	\$87,169
Average House Value	\$202,565	\$245,540	\$309,305

Demographics data derived from AlphaMap

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