

INVESTMENT SALE & DEVELOPMENT OPPORTUNITY

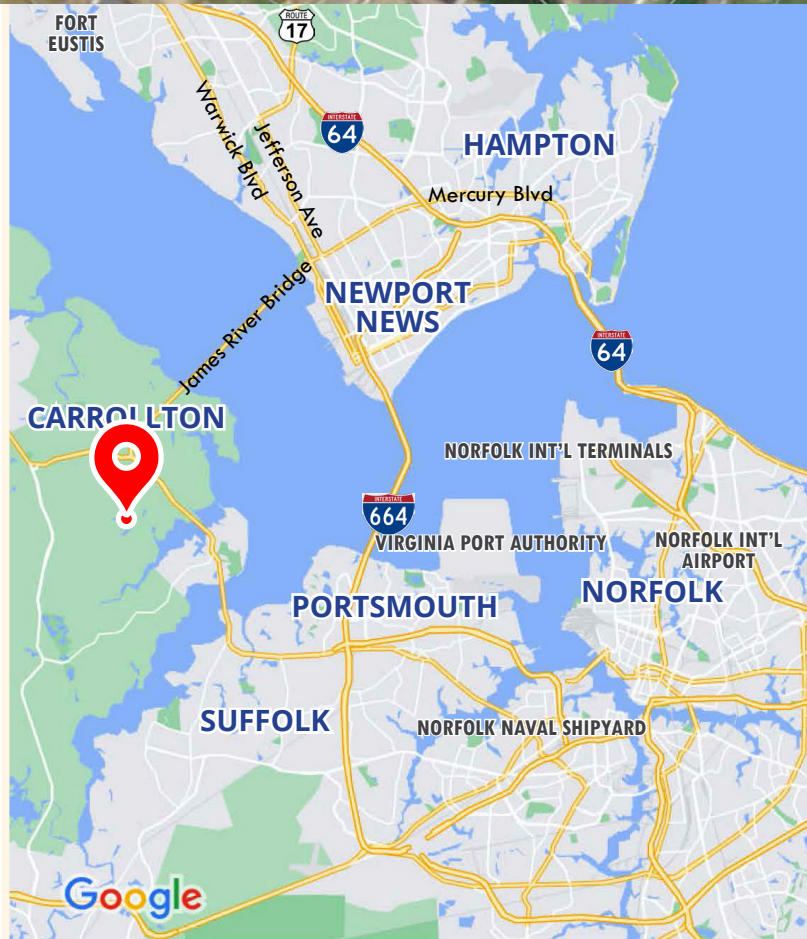
15154 Carrollton Boulevard
Carrollton, VA 23314



ABOUT PROPERTY

- Owner Occupant or Investment Opportunity
- Fully leased 6,024 square foot office building located on 6.09 acre of land
- Two tenants:
 - 1) Lighthouse Preschool leases 3,313 SF
 - Lease Expiration: 9/30/2027
 - 2) Crush It on Canvas leases 2,711 SF
 - Lease Expiration: 11/30/2029
- Estimated Net Operating Income Calculation

Gross Rent =	\$87,418
Operating Expenses =	<u>\$29,630</u>
NOI =	\$57,788
- Development Opportunity
- Two parcels:
 - Parcel 34-01-049B contains 4.0 acres
 - Parcel 34-01-040C contains 2.09 acres
- Zoned GC - General Commercial District
- Sales Price \$1,250,000



For more information:

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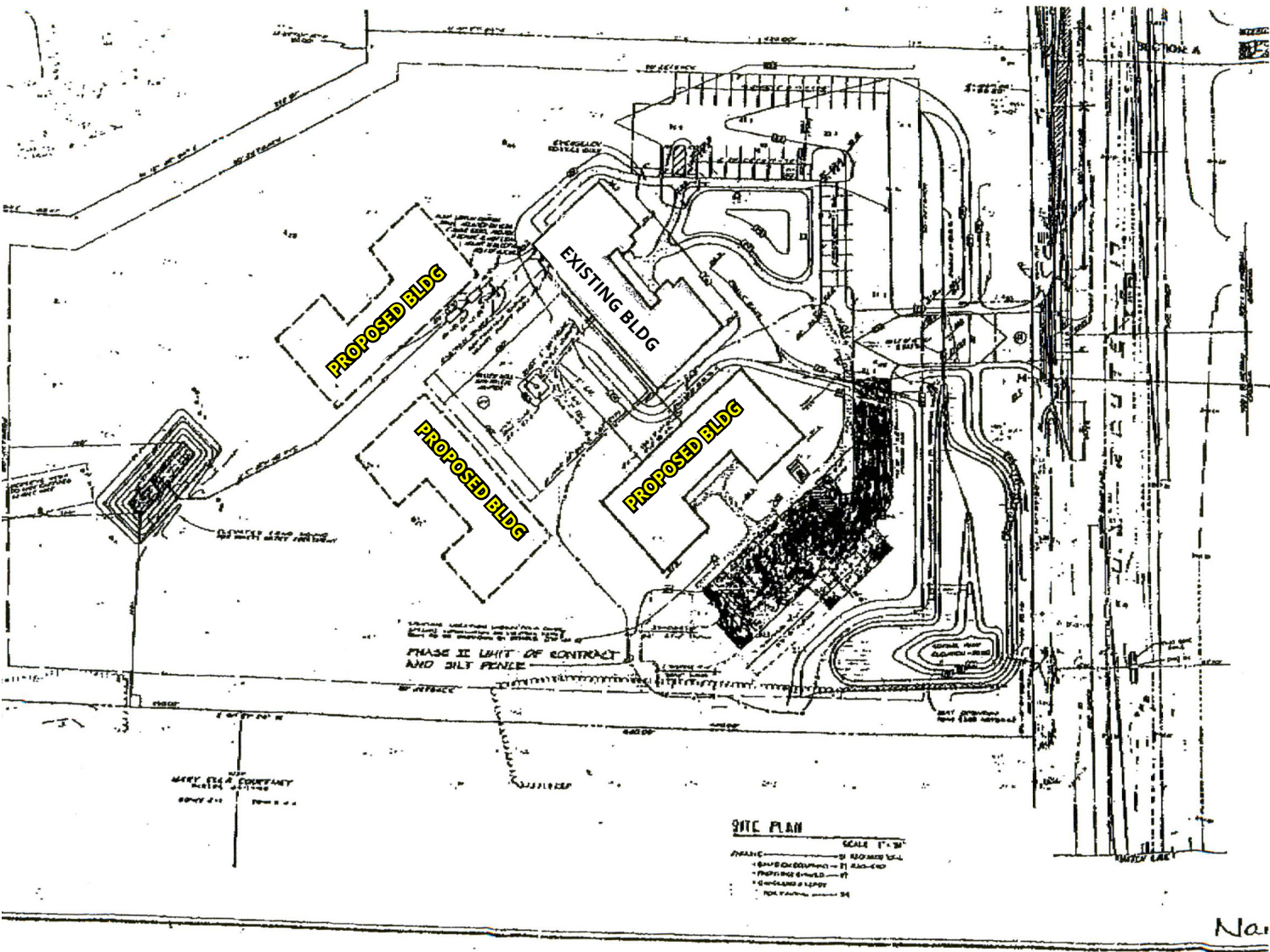
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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

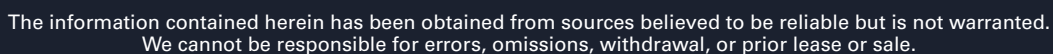
www.harveylindsay.com

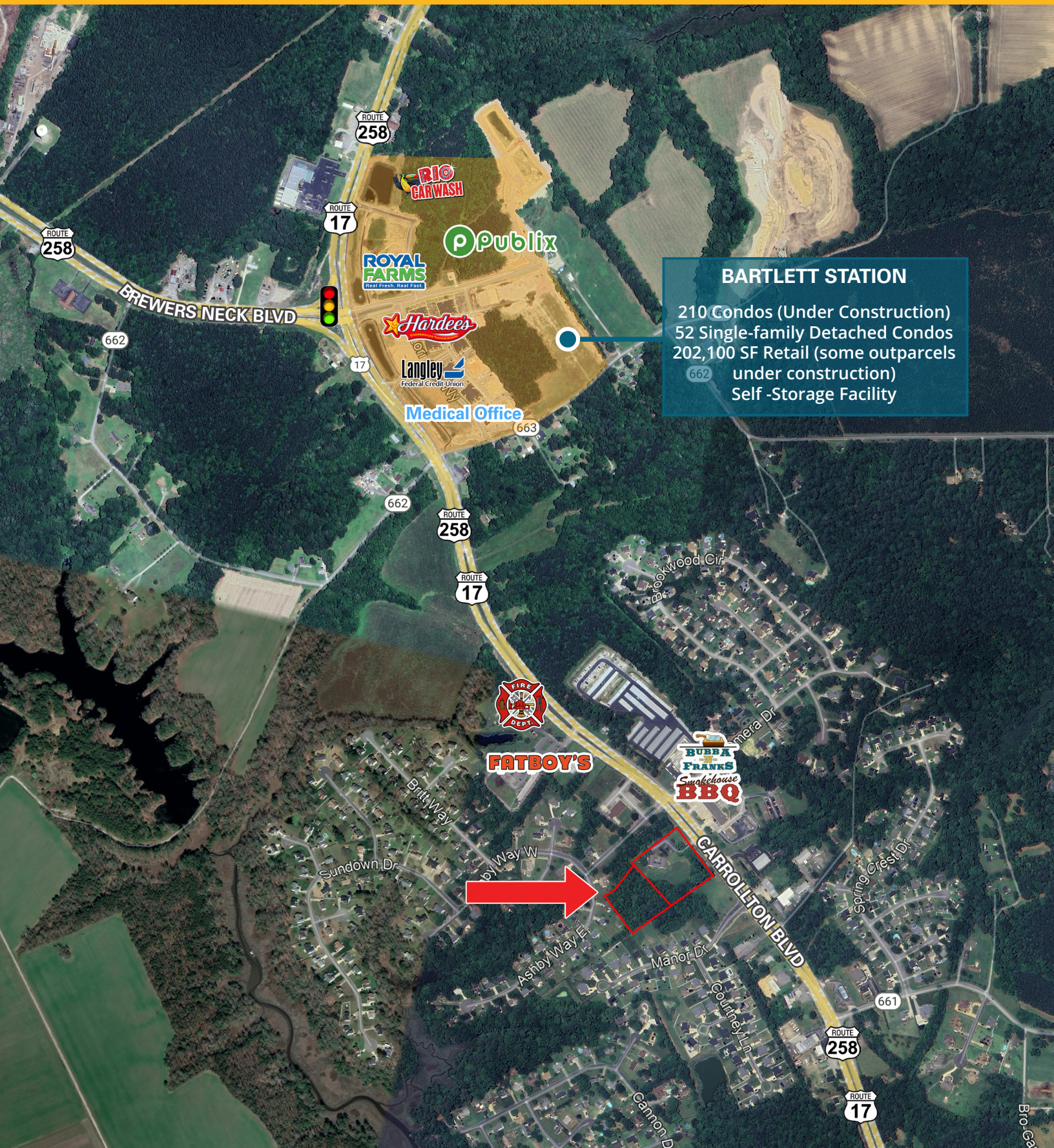
PROPOSED BUILDING CONCEPT PLAN | 15154 Carrollton Boulevard



4. THIS IS TO CERTIFY THAT I, ON NOVEMBER 14, 2012, SURVEYED THE PROPERTY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE ONLY EASEMENTS APPLICABLE ON THIS SURVEY ARE THOSE WHICH WERE SHOWN ON THE RECORDED SUBDIVISION PLAT UNLESS OTHERWISE NOTED.

5. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S) X AS SHOWN ON THE N.F.L.P. MAP FOR THE COUNTY OF ISLE OF WIGHT, COMMUNITY NUMBER: 12933C-0170 D, DATED 9-02. BASE FLOOD ELEV.= M.A. FINISHED FLOOR ELEV.= M.A.





BARTLETT STATION

210 Condos (Under Construction)
52 Single-family Detached Condos
202,100 SF Retail (some outparcels
under construction)
Self-Storage Facility

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