

FREESTANDING AUTOMOTIVE/RETAIL BUILDING

FOR SALE OR LEASE

14100 Warwick Blvd., Newport News, VA 23602



S.L. NUSBAUM
REALTY CO.



MICHAEL GOOD

Senior Associate

O. 757.640.2217

C. 757.646.0525

mgood@slnusbaum.com

MARTIN MURDEN

Partner | Commercial Brokerage

O. 757.640.2265

C. 757.333.1523

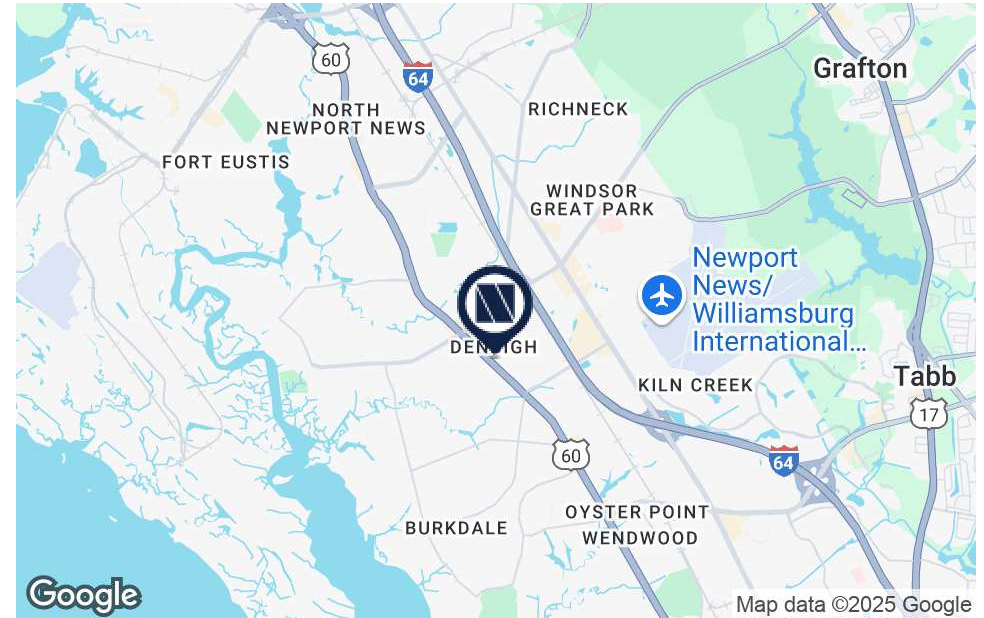
mmurden@slnusbaum.com

EXECUTIVE SUMMARY

14100 WARWICK BOULEVARD
Newport News, VA 23602



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Sale Price:	\$750,000 (\$256/SF)
Lease Rate:	Absolute Net Lease - \$50,000/yr
Building Size:	2,925 SF
Lot Size:	0.75
Year Built:	1996
Zoning:	C-1
Traffic Count:	35,000 VPD (Warwick Blvd.)

PROPERTY OVERVIEW

14100 Warwick Boulevard is a 2,925 square foot automotive repair facility sitting on approximately 0.75 acres of land at a signalized corner in Newport News, Virginia. This property features a turnkey investment or leasing opportunity to those in the automotive industry, or for those looking for well-located retail land for development.

PROPERTY HIGHLIGHTS

- 4-Bay turnkey automotive facility approved for automotive repair use
- Located at a signalized intersection with an oversized pylon sign along the highly trafficked Warwick Blvd. (35,000 VPD)
- Interior includes a reception area, business office, two restrooms, a storage room, and an automotive repair shop
- The interior shop is heated with natural gas
- Existing equipment may be included with the property

LOCATION MAP

14100 WARWICK BOULEVARD

Newport News, VA 23602



S.L. NUSBAUM
REALTY CO.



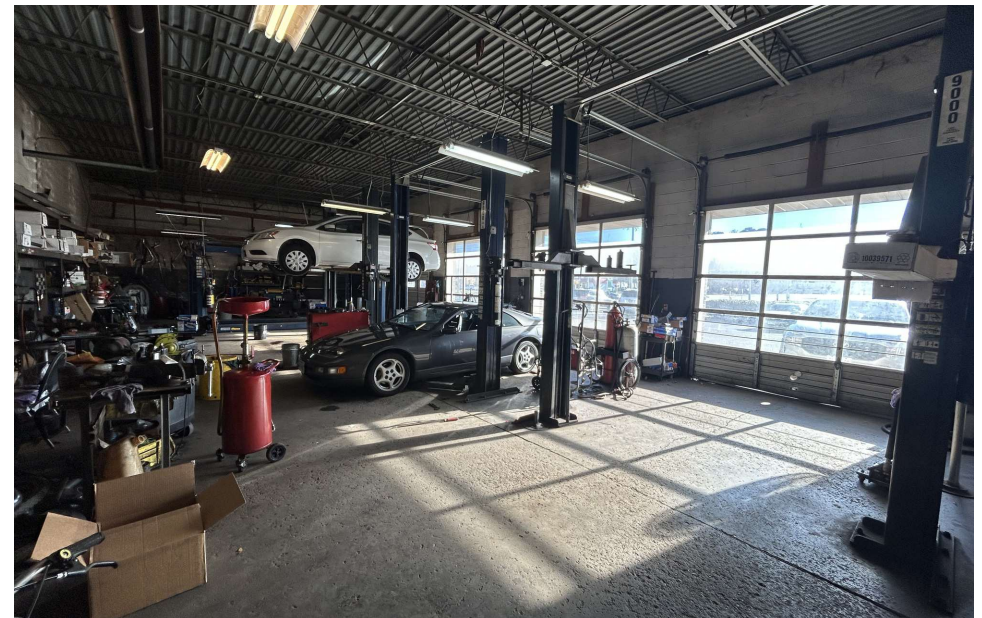
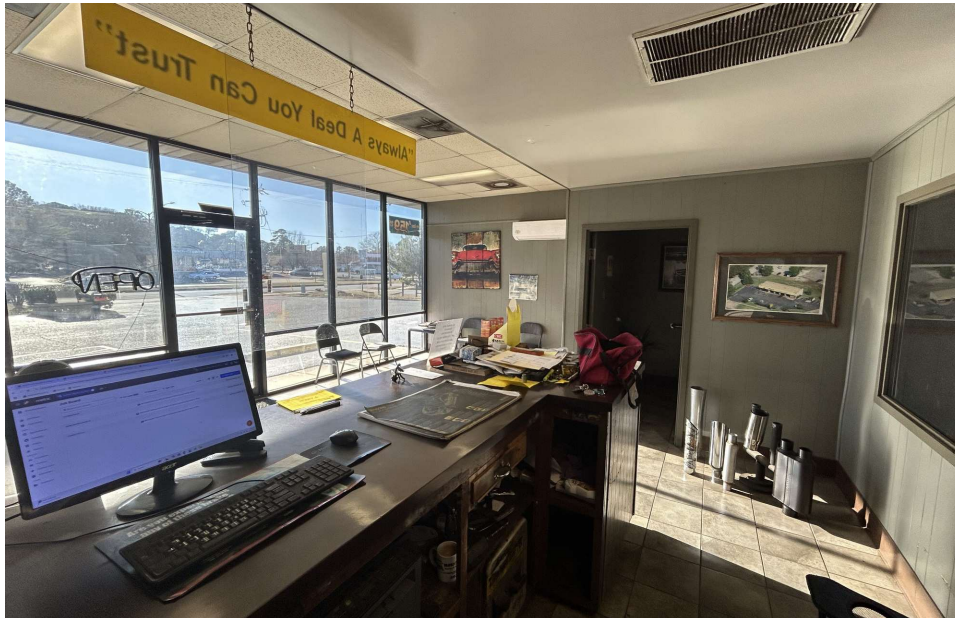
ADDITIONAL PHOTOS

14100 WARWICK BOULEVARD

Newport News, VA 23602



S.L. NUSBAUM
REALTY CO.

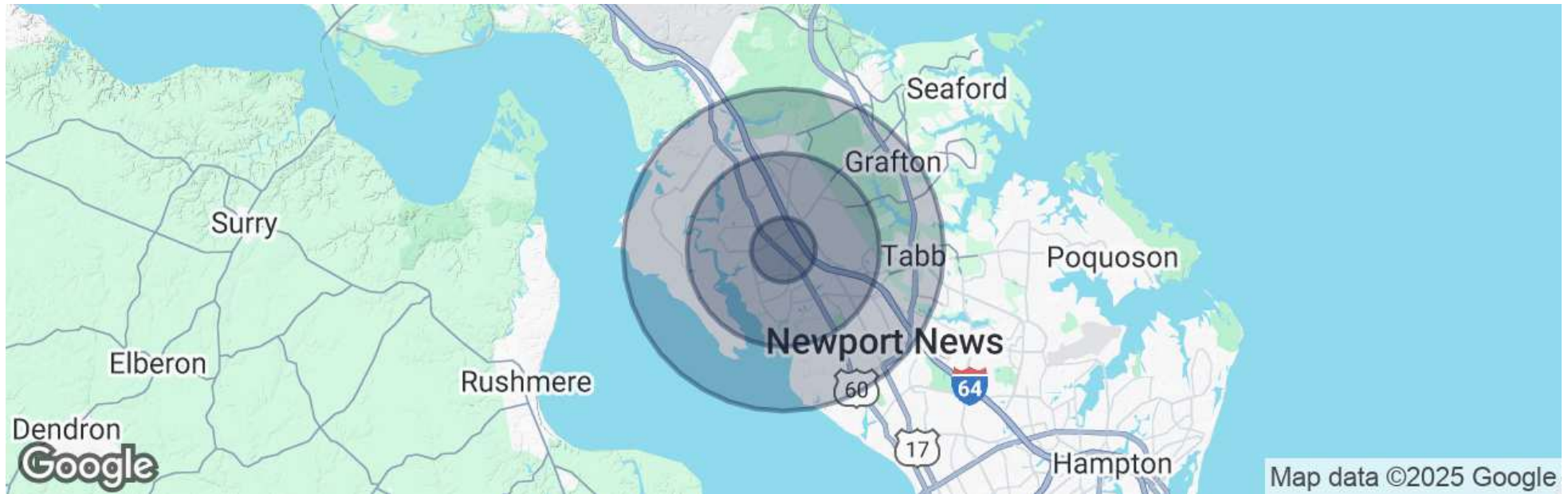


DEMOGRAPHICS MAP & REPORT

14100 WARWICK BOULEVARD
Newport News, VA 23602



S.L. NUSBAUM
REALTY CO.



POPULATION

Total Population

1 MILE

14,589

3 MILES

77,882

5 MILES

137,227

HOUSEHOLDS & INCOME

Total Households

6,211

32,087

55,133

Of Persons Per HH

2.3

2.4

2.5

Average HH Income

\$78,414

\$91,452

\$94,270

Average House Value

\$265,403

\$272,317

\$298,015

Demographics data derived from AlphaMap

CONTACT INFORMATION

14100 WARWICK BOULEVARD

Newport News, VA 23602



S.L. NUSBAUM

REALTY CO.

MICHAEL GOOD

Senior Associate

C. 757.646.0525

O. 757.640.2217

mgood@slnusbaum.com

MARTIN MURDEN

Partner | Commercial

Brokerage

C. 757.333.1523

O. 757.640.2265

mmurden@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

CLICK HERE TO LEARN MORE



DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.