



INDUSTRIAL FLEX FOR LEASE

3144-A VICTORY BLVD

Portsmouth, Virginia 23702



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY DETAILS

3144-A Victory Boulevard, Portsmouth, VA 23702

- Available:** 6,000 SF
- Reception, office, and three (3) restrooms
- Zoning:** M-1, Light Industrial
- Acres:** 0.53 Acres
- Construction:** Masonry
- Column Spacing:** Free span
- Loading:** Two (2) 12'w x 10'h grade-level doors
- Miscellaneous:**
- Conveniently located on Victory Boulevard near I-264, Tidewater Community College & Rivers Casino
 - 17,095 vehicles per day on Victory Blvd.
 - Back building not included
- Lease Rate:** \$6,000/month, Modified Gross

2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	10,568	78,881	176,777
Households	4,274	30,838	70,049
Avg. Household Income	\$77,703	\$75,880	\$92,664
Education (HS Graduate/College)	22.1%	23.3%	20.9%







3144-A VICTORY BLVD.

17,095 VPD

CONTACT

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