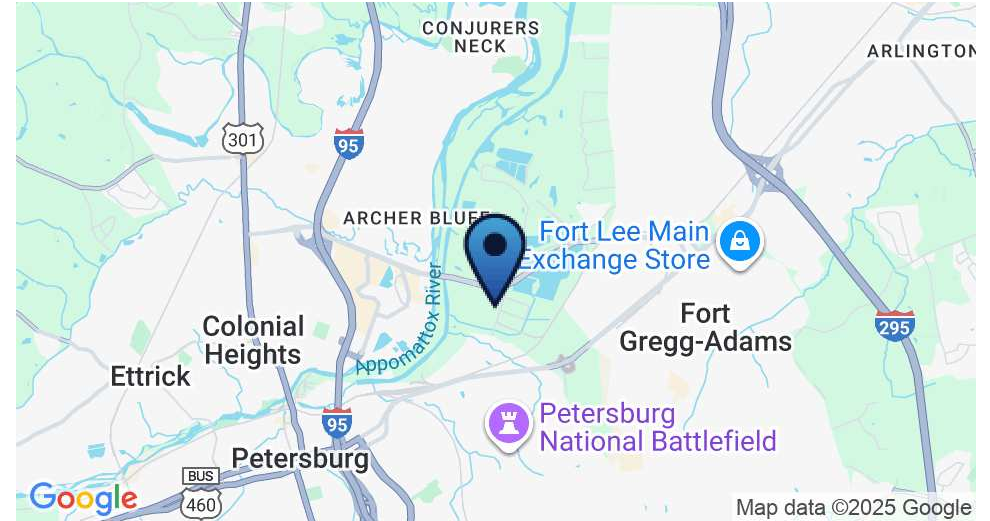


CONDO UNIT SUBDIVIDED INTO 3 UNITS BUILDING FOR SALE

4720 PUDDLEDOCK RD

4720 PUDDLEDOCK RD PRINCE GEORGE, VA 23875

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4720 Puddledock Rd, Prince George, VA. This modern 5,728 SF Condo Unit subdivided into 3 units, providing an ideal space for tenants seeking a professional environment. Constructed in 2015, this property boasts contemporary design and amenities, making it an attractive option for office tenants. Zoned B-1 and strategically positioned in the thriving Prince George area.

PROPERTY HIGHLIGHTS

- 5,728 SF Condo Unit situated on 0.127 acres in Prince George, VA
- Prime investment sale opportunity, Zoned B-1 and constructed in 2015, with 3 units
- 100% leased - current Tenants include: Talis Healthcare, US Foot & Ankle Specialists, and City Limits Tattoo and Piercing
- Strategically positioned in the thriving Prince George area
- 9,300 VPD on Puddledock Rd & 33,000 VPD on Temple Ave
- Electric submeter in each unit
- 1 main electric meter and gas meter
- Condo association fee approximately \$1,000 per month that includes water and sewer

OFFERING SUMMARY

Sale Price:	\$1,695,000
Number of Units:	3
Lot Size:	0.127 Acres
Building Size:	5,728 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	711	15,455	39,911
Total Population	2,997	44,592	107,813
Average HH Income	\$66,786	\$82,603	\$82,299

For more information:

ROBERT MARSHALL

Commercial Sales and Leasing

804.864.9788 x102

robertmarshall@taylorlongproperties.com

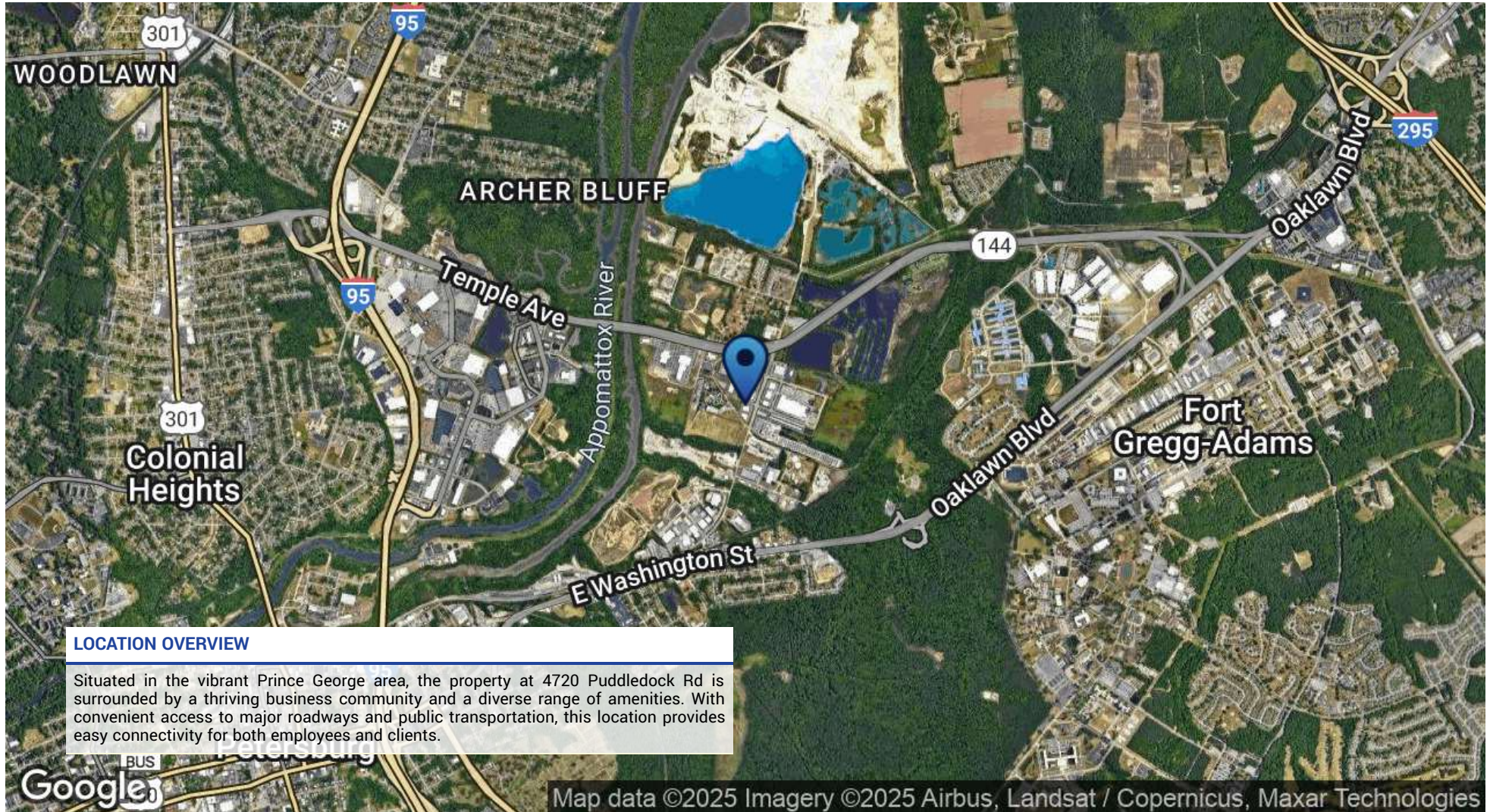
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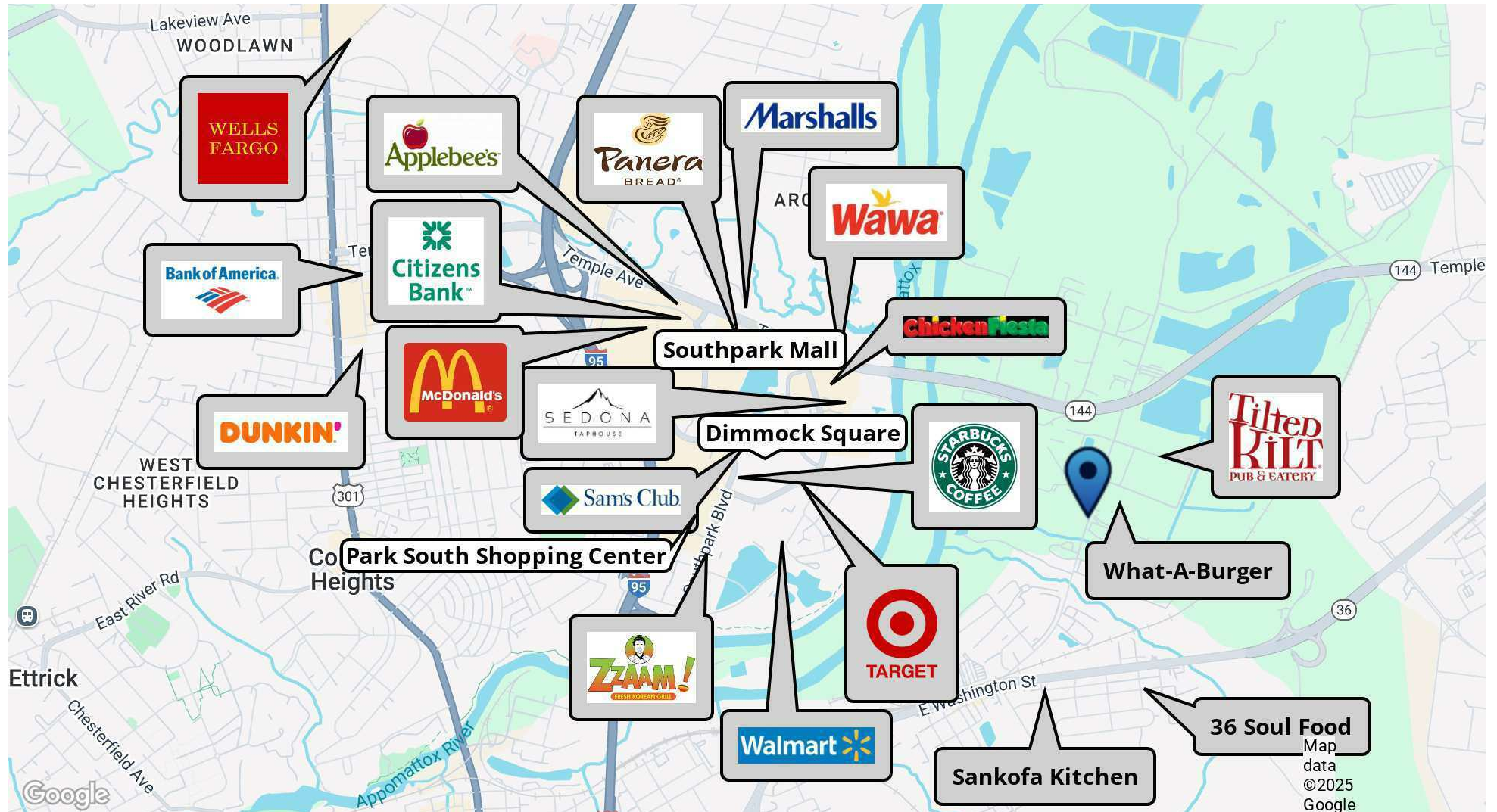
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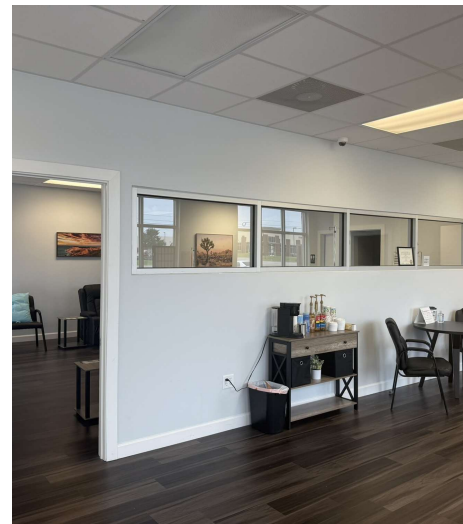
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CONDO UNIT SUBDIVIDED INTO 3 UNITS BUILDING FOR SALE

EXTERIOR PHOTOS

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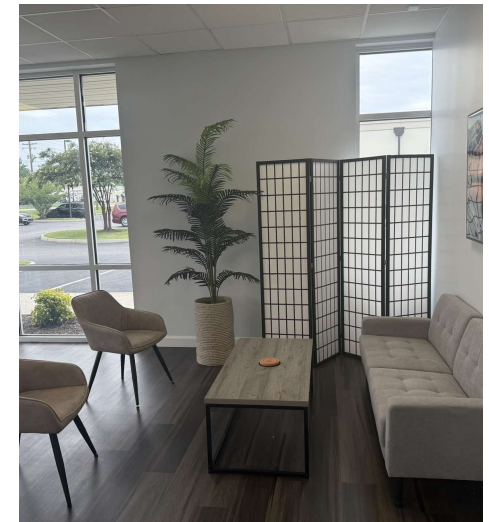
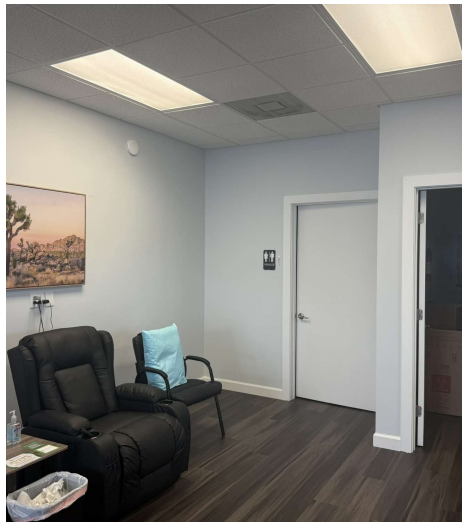
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CONDO UNIT SUBDIVIDED INTO 3 UNITS BUILDING FOR SALE

TALIS HEALTHCARE

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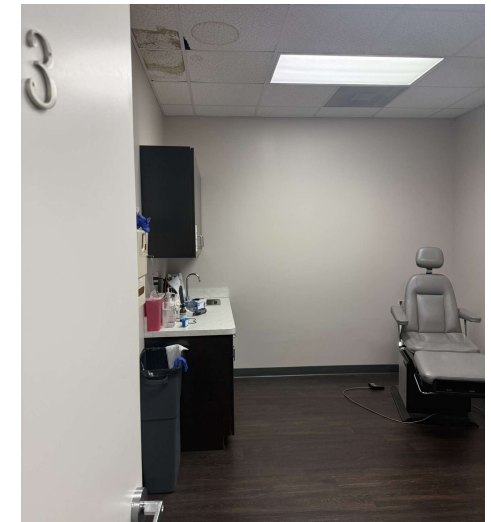
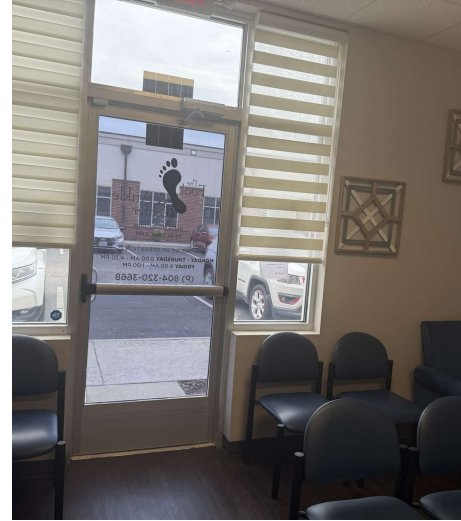
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CONDO UNIT SUBDIVIDED INTO 3 UNITS BUILDING FOR SALE

FOOT & ANKLE CENTER

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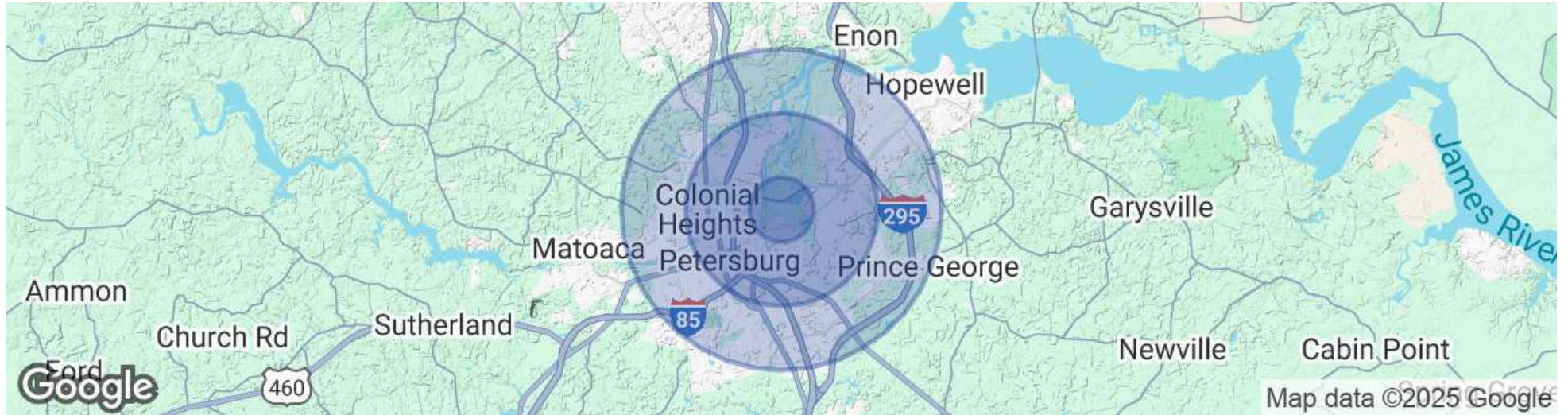
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,997	44,592	107,813
Average Age	30	36	39
Average Age (Male)	29	35	37
Average Age (Female)	31	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	711	15,455	39,911
# of Persons per HH	4.2	2.9	2.7
Average HH Income	\$66,786	\$82,603	\$82,299
Average House Value	\$247,826	\$233,549	\$224,356

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