

**2,352 SF**

**UNIQUE OFFICE BUILDING  
FOR SALE**

**757**

**BROAD STREET**

**PORTSMOUTH, VA 23707**

**OWNER/OCCUPANT  
OPPORTUNITY**





# Property Details

- 2,352 SF office building for sale
- Owner/occupant opportunity – Own your own headquarters for less than leasing
- Zoned IL – ideal for office use in support of industrial/ manufacturing/distribution operations
- Manageable footprint with efficient layout
- Quick access to Downtown Portsmouth, MLK Expressway and Midtown Tunnel
- Historic character with recently renovated interior
- Sale Price - \$189,000

	1 Mile	2 Miles	3 Miles
2025 Total Population	10,247	36,519	83,355
Total Daytime Population	13,959	49,907	141,817
2025 Avg Household Income	\$71,197	\$71,270	\$87,034
2025 Median Household Income	\$51,681	\$52,458	\$61,935
Median Age	37.4	37.6	36.4

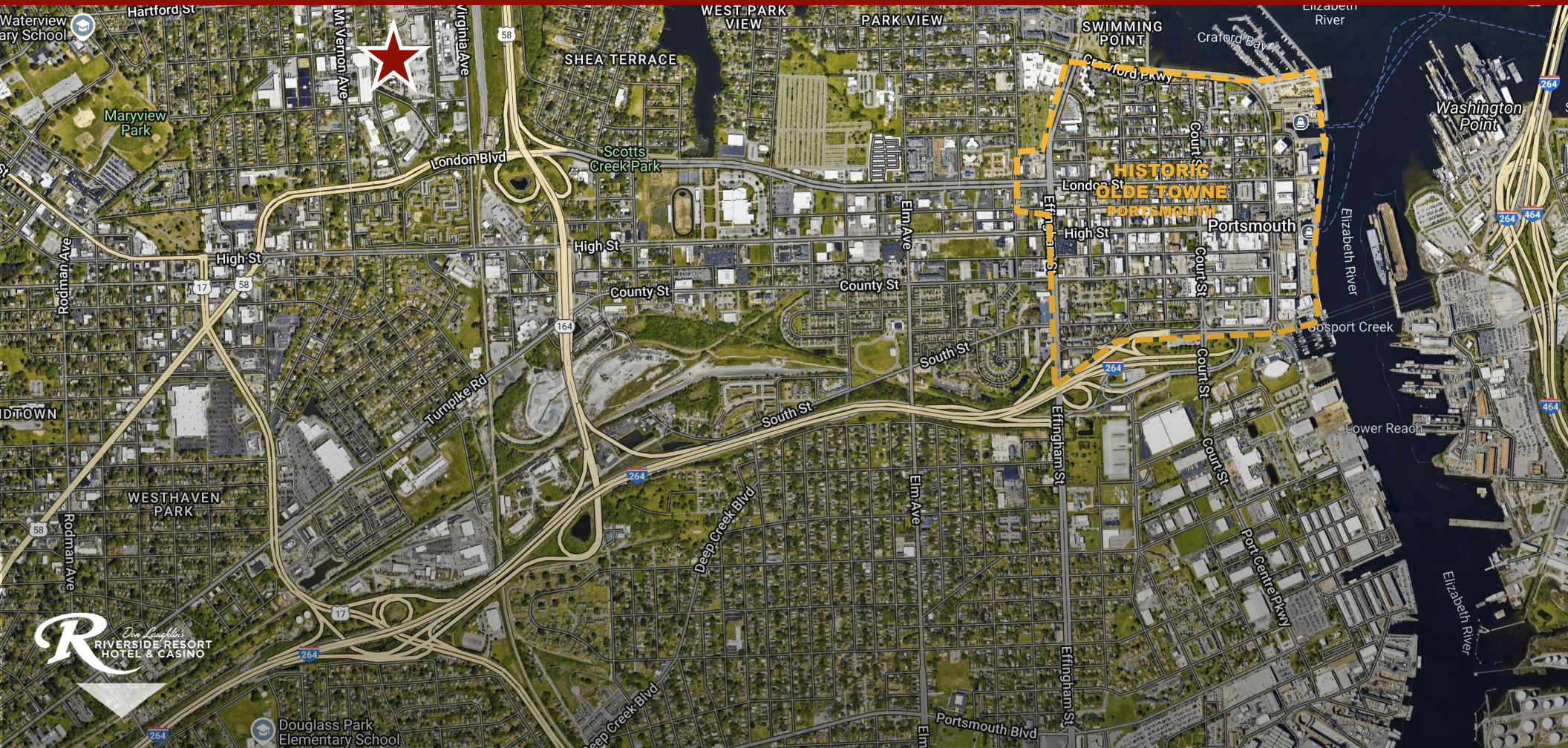








# Surrounding Area



PORTSMOUTH VIRGINIA



# Location Overview

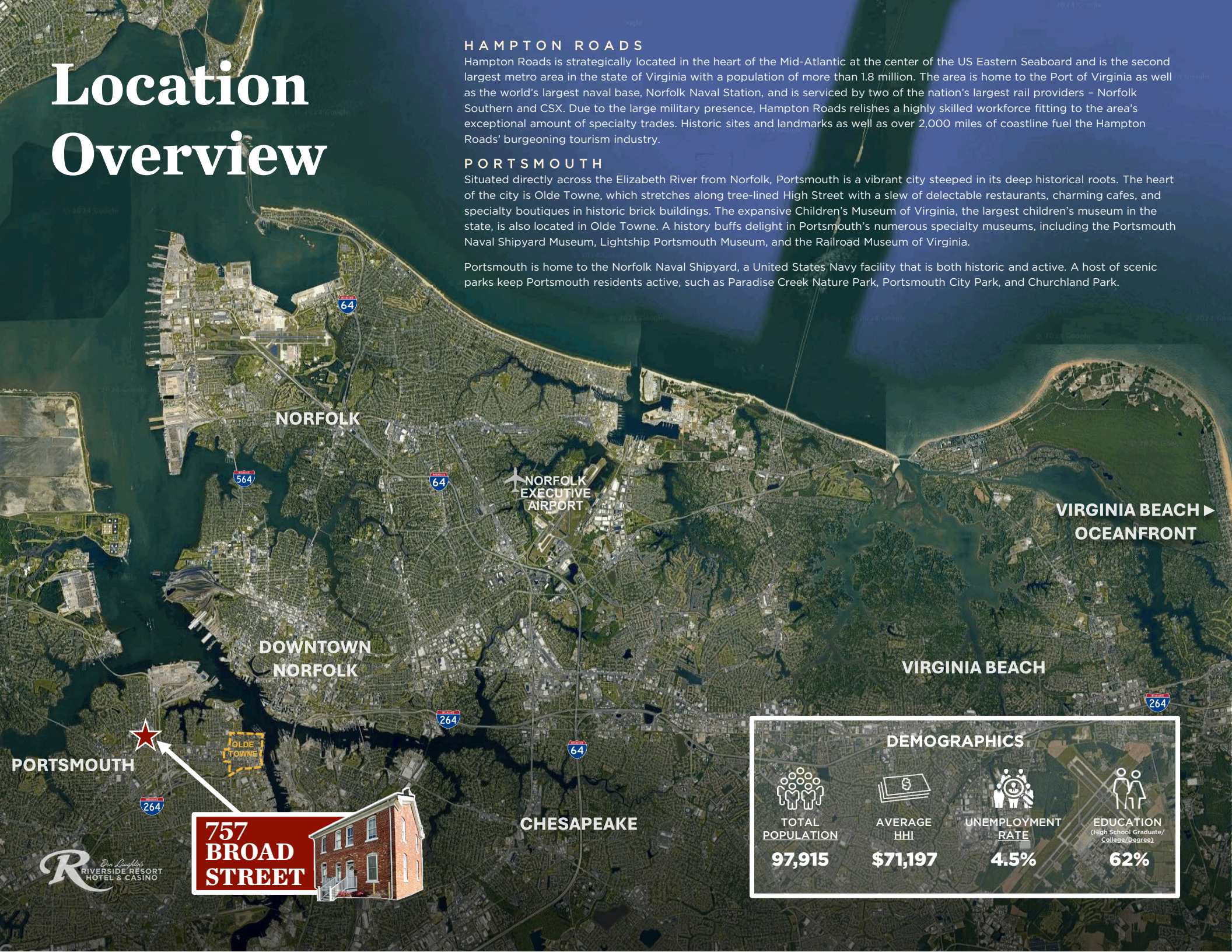
## HAMPTON ROADS

Hampton Roads is strategically located in the heart of the Mid-Atlantic at the center of the US Eastern Seaboard and is the second largest metro area in the state of Virginia with a population of more than 1.8 million. The area is home to the Port of Virginia as well as the world's largest naval base, Norfolk Naval Station, and is serviced by two of the nation's largest rail providers - Norfolk Southern and CSX. Due to the large military presence, Hampton Roads relishes a highly skilled workforce fitting to the area's exceptional amount of specialty trades. Historic sites and landmarks as well as over 2,000 miles of coastline fuel the Hampton Roads' burgeoning tourism industry.

## PORTSMOUTH

Situated directly across the Elizabeth River from Norfolk, Portsmouth is a vibrant city steeped in its deep historical roots. The heart of the city is Olde Towne, which stretches along tree-lined High Street with a slew of delectable restaurants, charming cafes, and specialty boutiques in historic brick buildings. The expansive Children's Museum of Virginia, the largest children's museum in the state, is also located in Olde Towne. A history buffs delight in Portsmouth's numerous specialty museums, including the Portsmouth Naval Shipyard Museum, Lightship Portsmouth Museum, and the Railroad Museum of Virginia.

Portsmouth is home to the Norfolk Naval Shipyard, a United States Navy facility that is both historic and active. A host of scenic parks keep Portsmouth residents active, such as Paradise Creek Nature Park, Portsmouth City Park, and Churchland Park.



NORFOLK

NORFOLK  
EXECUTIVE  
AIRPORT

VIRGINIA BEACH ►  
OCEANFRONT

DOWNTOWN  
NORFOLK

VIRGINIA BEACH

CHESAPEAKE

757  
BROAD  
STREET



**R**  
Don Laughlin's  
RIVERSIDE RESORT  
HOTEL & CASINO

## DEMOGRAPHICS



TOTAL  
POPULATION

97,915



AVERAGE  
HHI

\$71,197



UNEMPLOYMENT  
RATE

4.5%



EDUCATION  
(High School Graduate/  
College/Degree)

62%

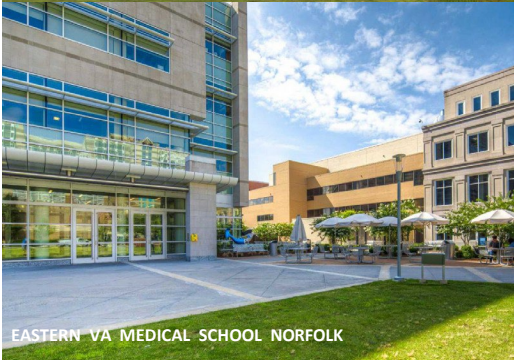




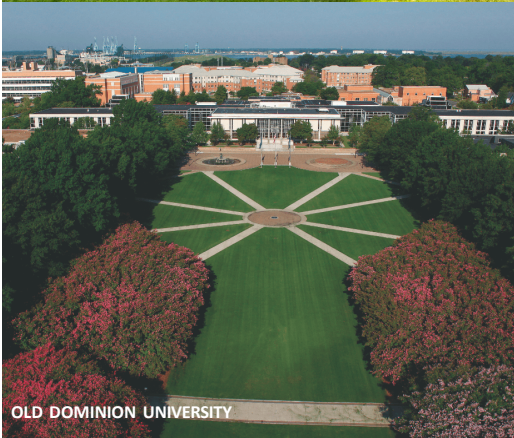
PORT OF VIRGINIA



NORFOLK STATE UNIVERSITY



EASTERN VA MEDICAL SCHOOL NORFOLK



OLD DOMINION UNIVERSITY



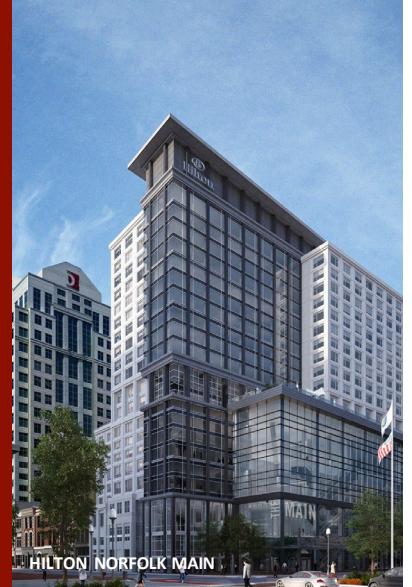
USS WINSCONSIN

## HAMPTON ROADS

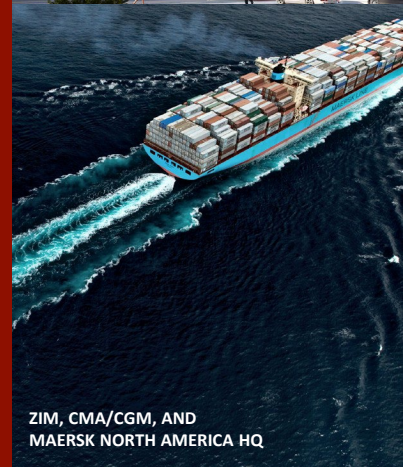
Major  
Employers



DOWNTOWN NORFOLK



HILTON NORFOLK MAIN



ZIM, CMA/CGM, AND  
MAERSK NORTH AMERICA HQ



# 757

## BROAD STREET

PORTSMOUTH, VA 23707

### CONTACT:

**Nicole Campbell**

Vice President

757 499 0783

[nicole.campbell@thalhimer.com](mailto:nicole.campbell@thalhimer.com)

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
[thalhimer.com](http://thalhimer.com)

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