

OFFICE BUILDING FOR SALE / LEASE

# THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324

**JON ELLIOTT**

President  
757.270.2788  
jon@creoteric.com

**CREOTERIC**  
COMMERCIAL REAL ESTATE

2037 Laskin Rd  
Virginia Beach, VA 23454  
757.270.2788  
creoteric.com

# THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



## VIDEO

### PROPERTY DESCRIPTION

Conveniently located at 801 Poindexter Street, Chesapeake, VA, this exceptional property offers a versatile and modern space ideal for office or medical use. Boasting flexible floor plans, nicely built out offices, and abundant natural light, the property provides a welcoming and productive environment for businesses of all sizes. With ample parking coming soon and easy access to major transportation routes, it ensures seamless connectivity for employees and clients. Entire 2nd floor of office condos have the same owner, who will also consider purchase offers either individually or for the entire portfolio.

### PROPERTY HIGHLIGHTS

- Two fully built out medical suites immediately available
- Adjacent to the soon to be built Chesapeake Municipal Building and 320 space public parking garage
- Located seconds from I-464 and 4 miles from Downtown Norfolk
- Secure and well-maintained property

#### JON ELLIOTT

President  
757.270.2788  
jon@creoteric.com

### OFFERING SUMMARY

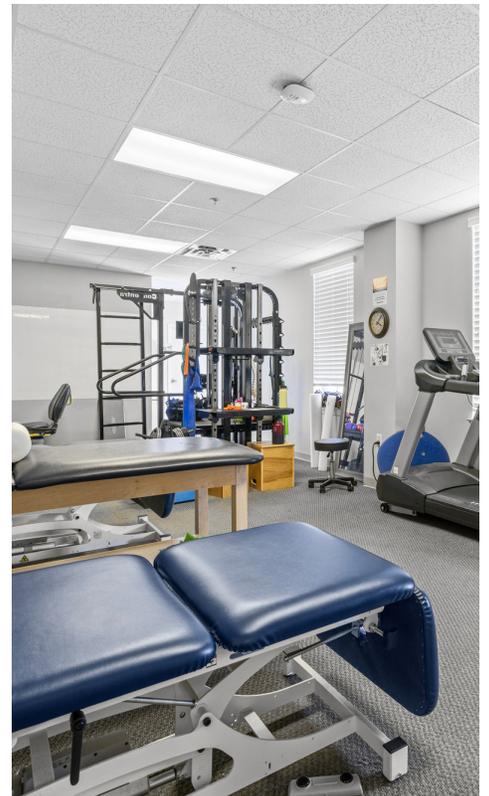
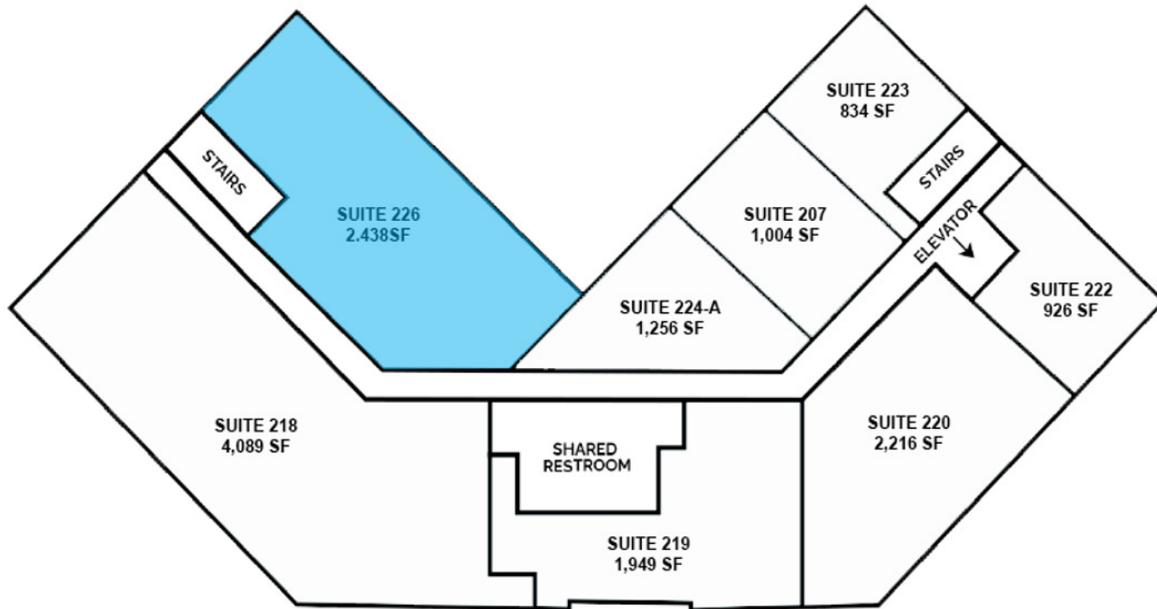
|                         |                    |
|-------------------------|--------------------|
| <b>Sale Price:</b>      | Subject To Offer   |
| <b>Lease Rate:</b>      | \$21.00 SF/yr (MG) |
| <b>Number of Units:</b> | 2                  |
| <b>Available SF:</b>    | 2,438 - 6,527 SF   |
| <b>Building Size:</b>   | 42,000 SF          |

| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 4,040    | 40,383   | 106,131  |
| <b>Total Population</b>  | 10,597   | 100,240  | 261,431  |
| <b>Average HH Income</b> | \$69,655 | \$74,838 | \$82,383 |

OFFICE BUILDING FOR SALE / LEASE

# THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



**JON ELLIOTT**

President

757.270.2788

jon@creoteric.com

**CREOTERIC**

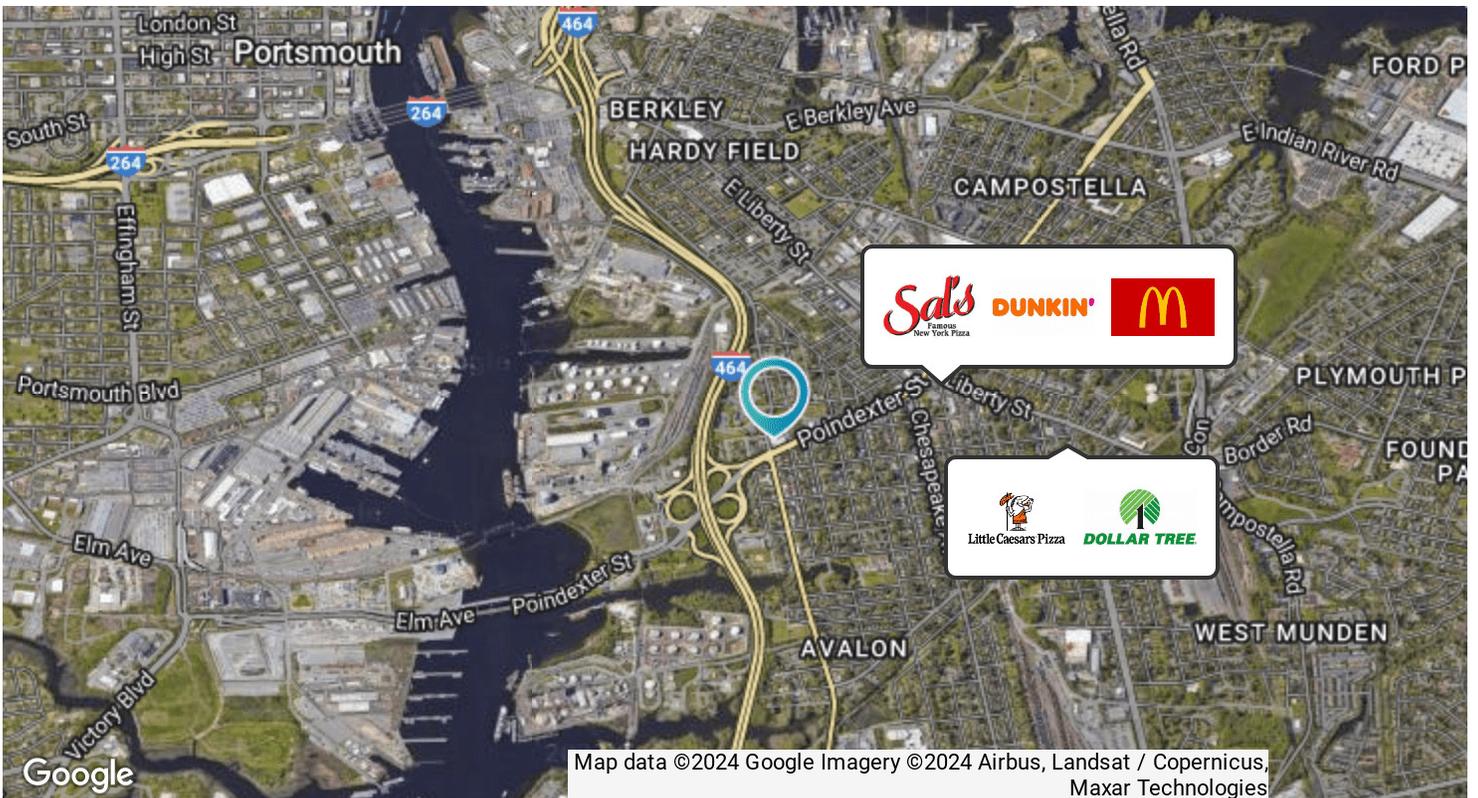
COMMERCIAL REAL ESTATE

creoteric.com

OFFICE BUILDING FOR SALE / LEASE

# THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



**JON ELLIOTT**

President

757.270.2788

jon@creoteric.com

**CREOTERIC**

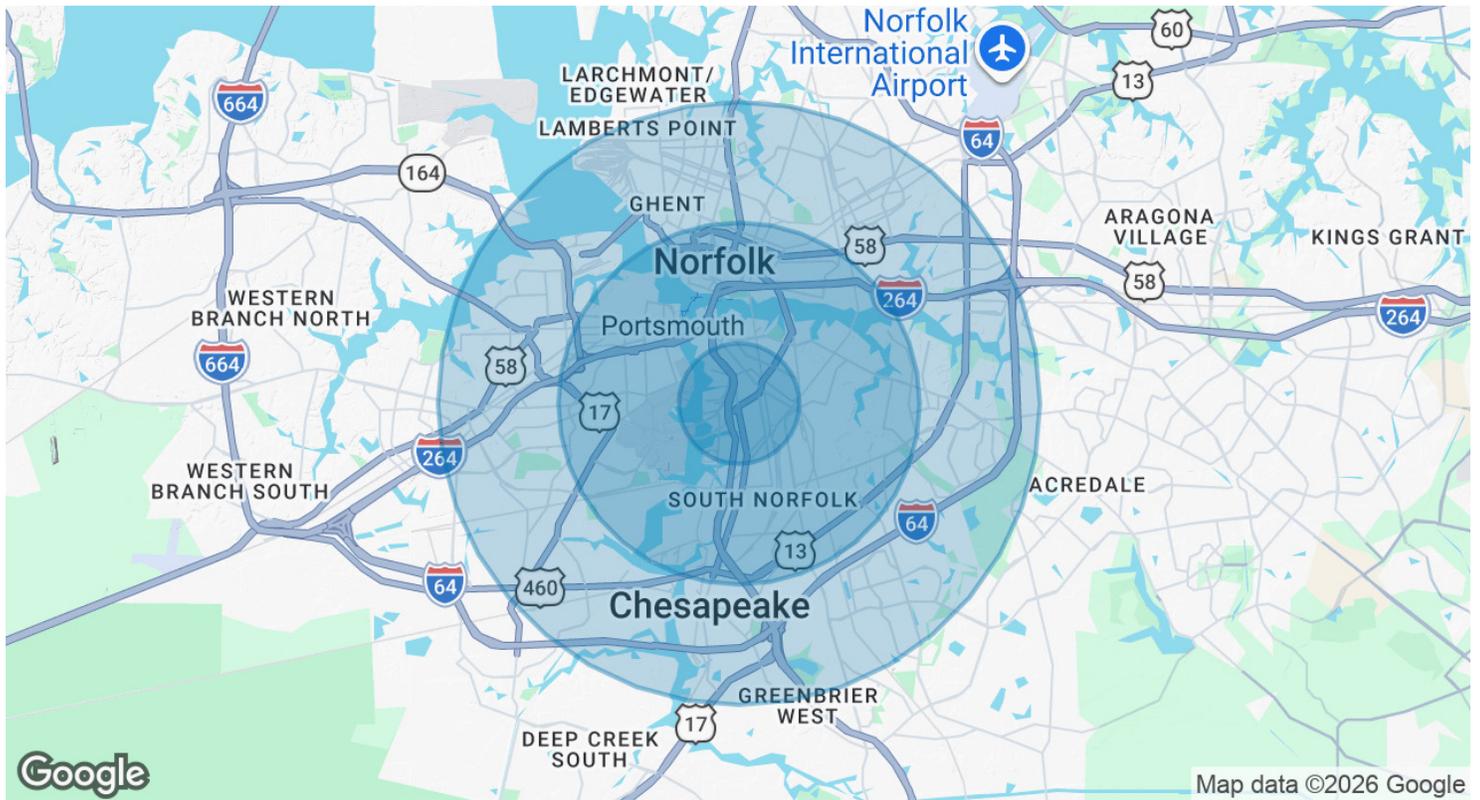
COMMERCIAL REAL ESTATE

creoteric.com

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,597 | 100,240 | 261,431 |
| Average Age          | 37     | 37      | 38      |
| Average Age (Male)   | 35     | 36      | 37      |
| Average Age (Female) | 38     | 39      | 39      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,040     | 40,383    | 106,131   |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$69,655  | \$74,838  | \$82,383  |
| Average House Value | \$251,076 | \$271,717 | \$296,033 |

Demographics data derived from AlphaMap

**JON ELLIOTT**  
 President  
 757.270.2788  
 jon@creoteric.com

**CREOTERIC**  
 COMMERCIAL REAL ESTATE  
 creoteric.com