

# FOR LEASE

3,156 SF RETAIL BUILDING WITH STORAGE

# 25532

A.P. Hill Blvd.

PORT ROYAL, VA 22535



## SPECIFICATIONS

Size: 3,156 SF + Storage

Lease Rate: \$5,500/mo + Util.

Zoning: B-1

Available: 90 Days



# PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to offer 3,156 SF of retail space with additional on-site storage along A.P. Hill Boulevard (Route 301) in Port Royal. This freestanding building benefits from strong visibility on a prominent corner with steady traffic flow and convenient access from multiple points. The interior layout is flexible and well-suited for a variety of retail or small business uses, while the included storage areas—each equipped with roll-up doors—provide excellent support for inventory, equipment, or operational needs. With on-site parking and B-1 zoning allowing a wide range of commercial uses, the property offers an ideal opportunity for businesses seeking exposure along a major corridor.



3,156 SF of retail space with 2,332 SF of on-site storage

Freestanding building with flexible interior layout

Prominent corner location at Route 301 & Route 17

Convenient access and on-site parking

B-1 zoning allowing a variety of commercial uses



# PROPERTY PHOTOS





# PROPERTY PHOTOS



**882 SF STORAGE**

**1,450 SF  
STORAGE**

**3,156 SF RETAIL**



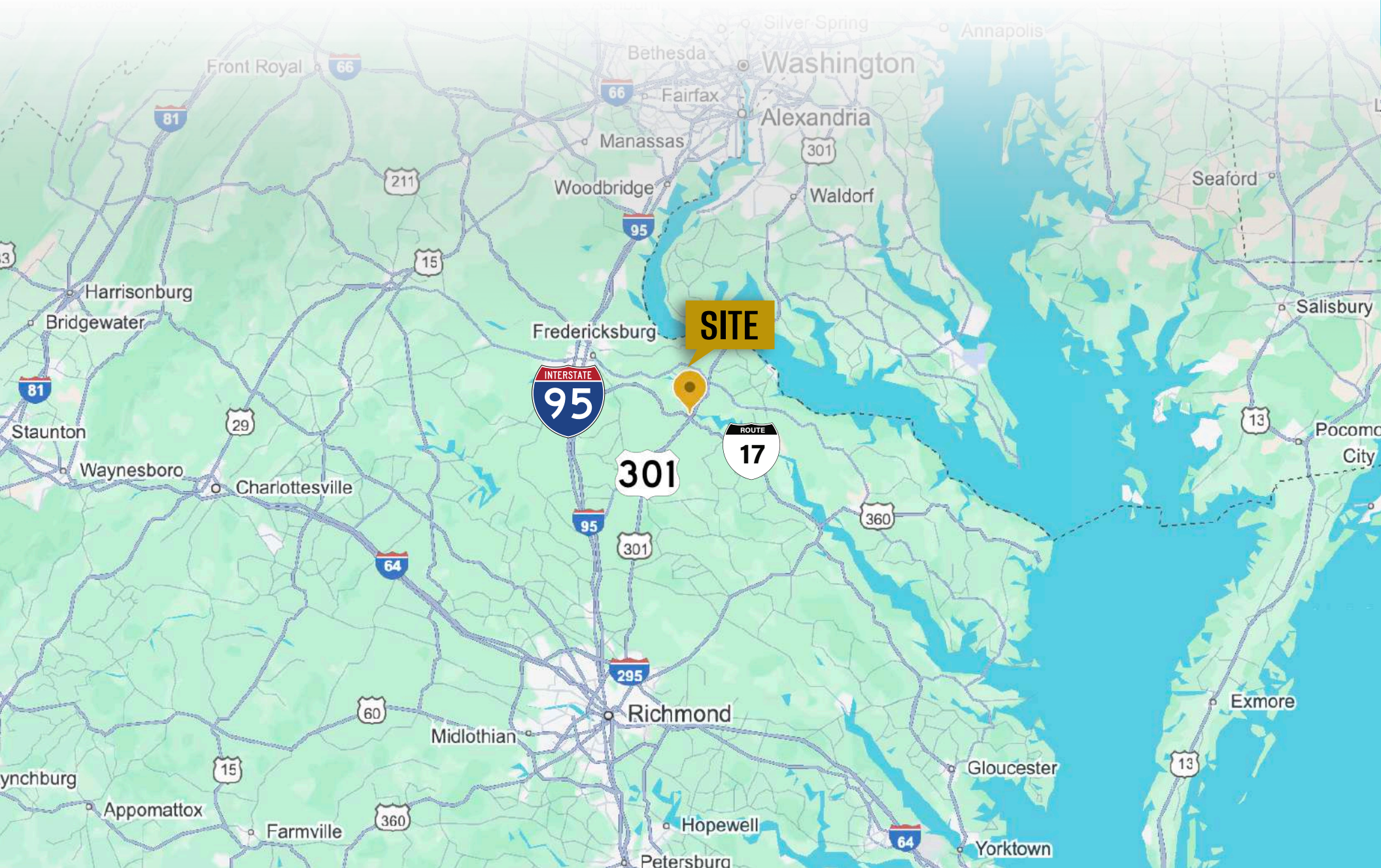


# LOCAL MAP VIEW





# REGIONAL MAP VIEW



## FOR MORE INFORMATION PLEASE CONTACT:



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