



### PROPERTY DESCRIPTION

Welcome to the prime opportunity presented by this corner property in the thriving Newport News area. Discover the potential of a 3,517 SF building, strategically positioned at a signalized corner, creating an ideal setting for heightened visibility and accessibility. With a single unit designed to accommodate versatile retail or vehicle-related operations, this property offers ample space for customized ventures. Built in 1976, the solid foundational structure and C1 zoning add further value, providing the flexibility essential for commercial use. Embrace the potential of this prime location and envision the possibilities for your retail or vehicle-related investment in this dynamic community.

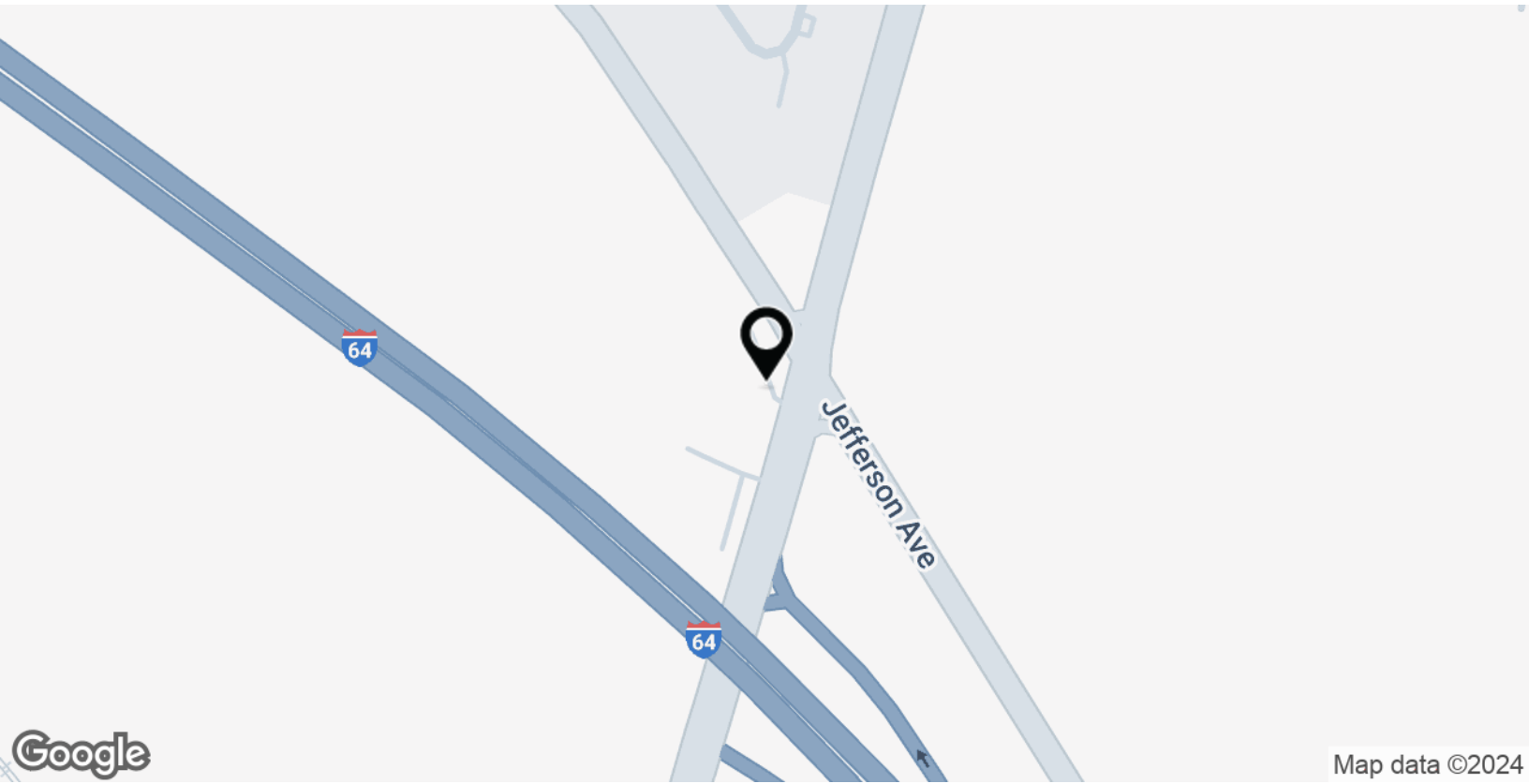
### PROPERTY HIGHLIGHTS

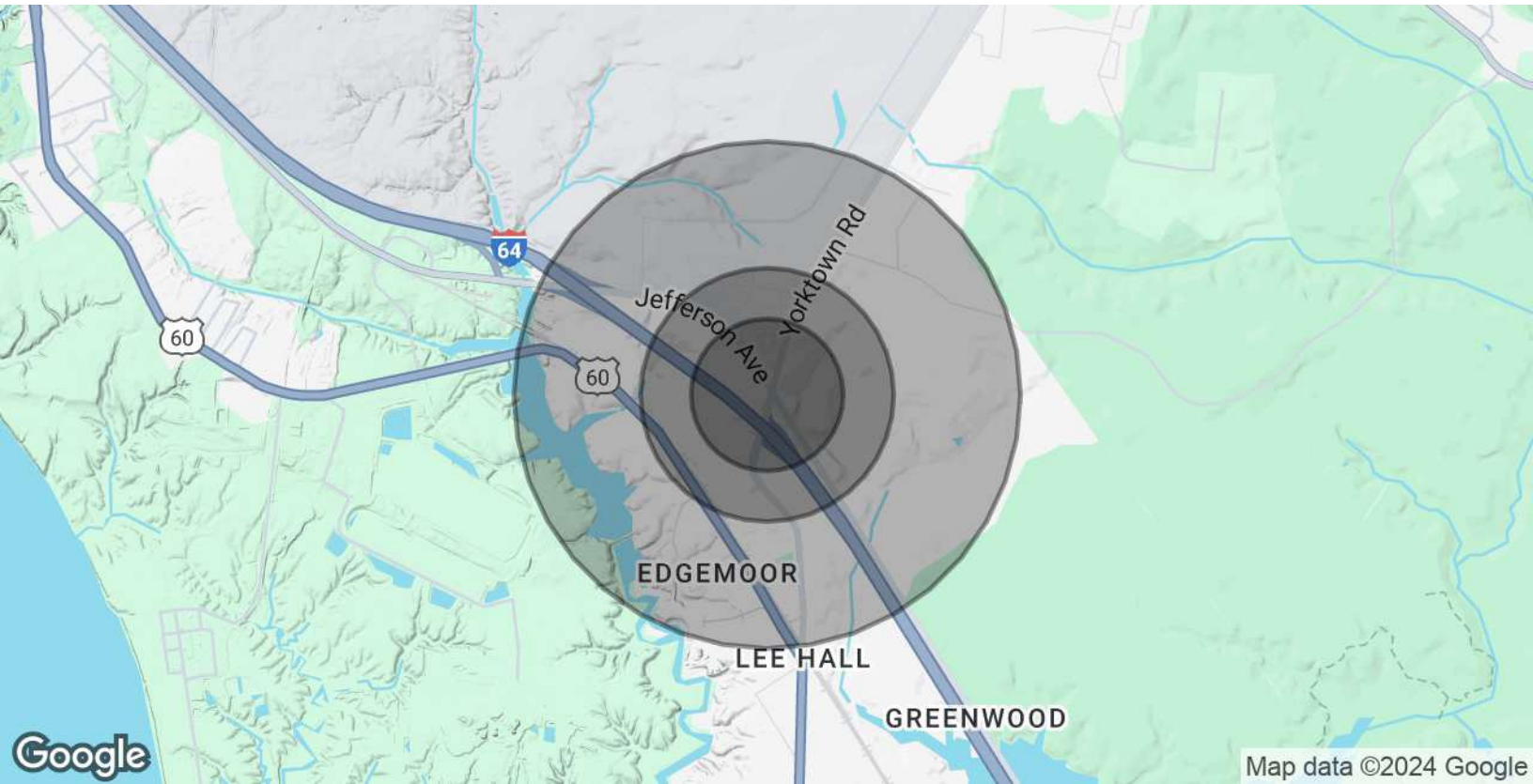
- - Signalized corner
- - 3,517 SF building ideal for retail or vehicle-related business
- - Single unit offering versatile space for customized operations
- - Constructed in 1976 with solid foundational structure
- - Zoned C1, providing flexibility for commercial use
- - Prime location in the thriving Newport News area

### OFFERING SUMMARY

Sale Price:	\$989,000
Number of Units:	1
Lot Size:	0.91 Acres
Building Size:	3,517 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	246	951
Total Population	137	668	2,488
Average HH Income	\$109,663	\$109,641	\$110,536





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	137	668	2,488
Average Age	32	32	34
Average Age (Male)	32	32	33
Average Age (Female)	32	32	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	246	951
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$109,663	\$109,641	\$110,536
Average House Value	\$356,786	\$357,640	\$336,082

Demographics data derived from AlphaMap