



RETAIL
PROPERTY
FOR LEASE



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER

757.560.3931
susans@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	21,478 SF
Available SF:	1,225 SF

LOCATION OVERVIEW

Former barber shop available in a high visibility shopping center in Portsmouth's Churchland neighborhood, just off the 164 Western Freeway. The property is anchored by the United States Post Office and has just one vacancy available. Located on a corner lot with a signalized intersection with pylon sign availability.

PROPERTY HIGHLIGHTS

- Former Barber Shop available (1,225 SF)
- Situated on corner lot, signalized intersection
- Close proximity to 164 and I-664
- Pylon sign available

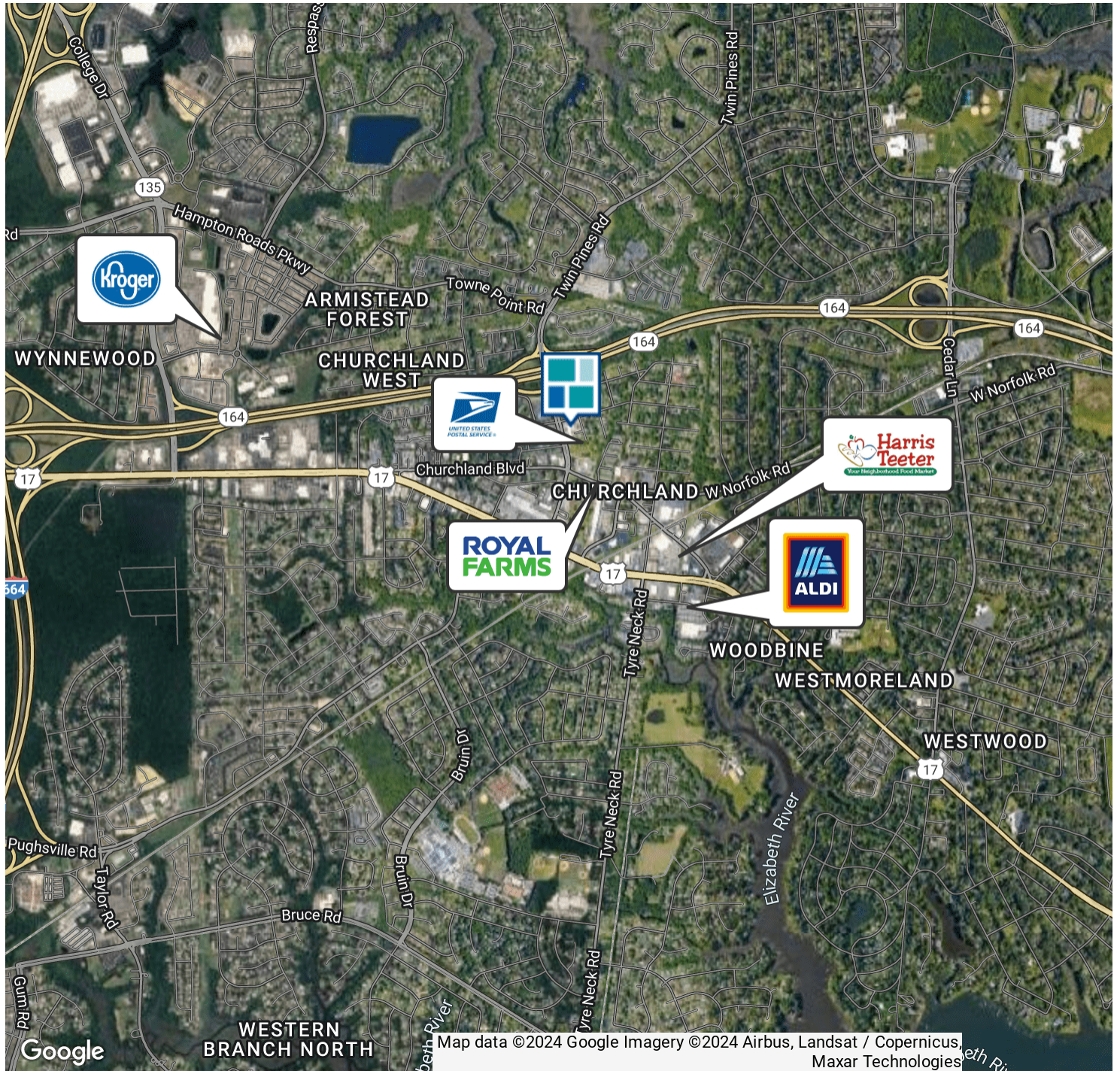


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AERIAL MAP

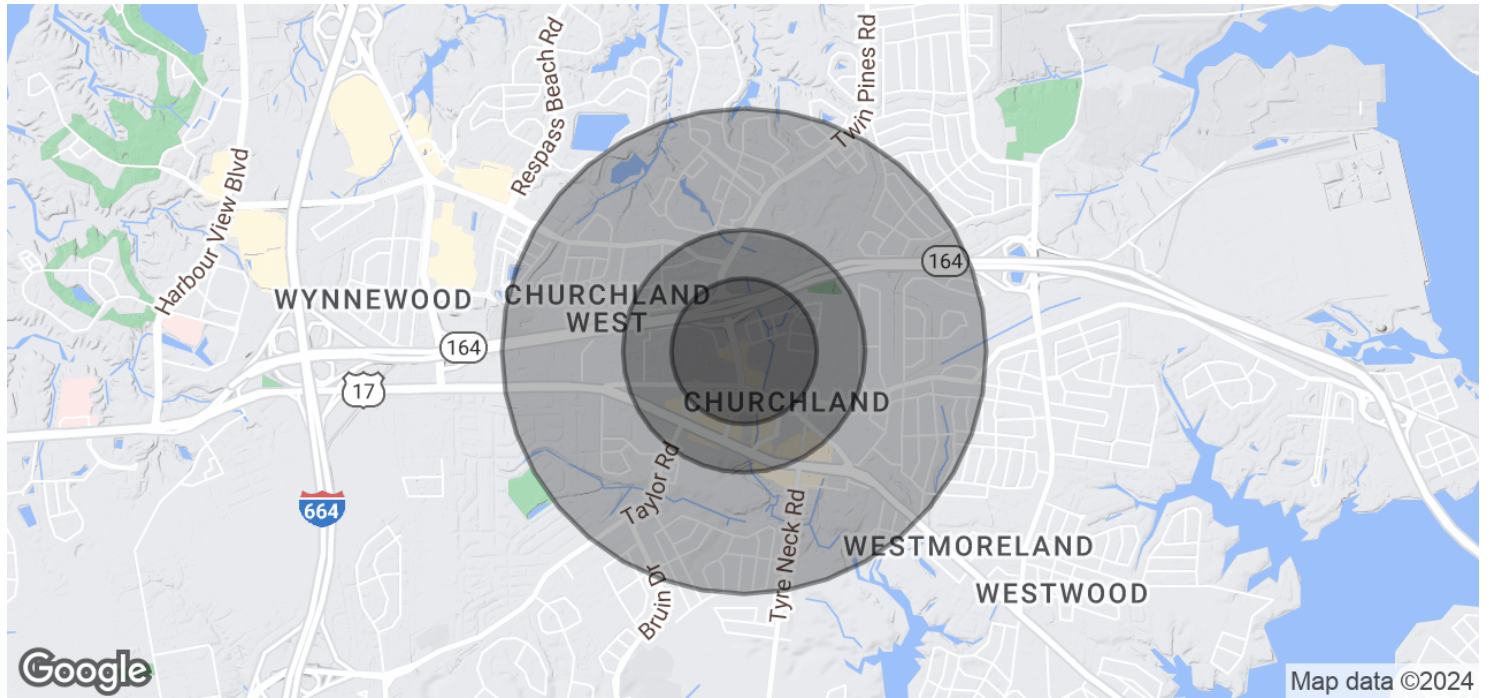


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,615	4,205	14,567
Average age	35	36	38
Average age (Male)	33	34	37
Average age (Female)	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	650	1,706	5,796
# of persons per HH	2.5	2.5	2.5
Average HH income	\$62,403	\$66,014	\$85,621
Average house value	\$380,013	\$351,596	\$335,988

* Demographic data derived from 2020 ACS - US Census