

FOR SALE

RETAIL BUILDING AT PORTSMOUTH & VICTORY BOULEVARDS
4301 Portsmouth Blvd | Portsmouth, VA 23701



S.L. NUSBAUM
REALTY CO.



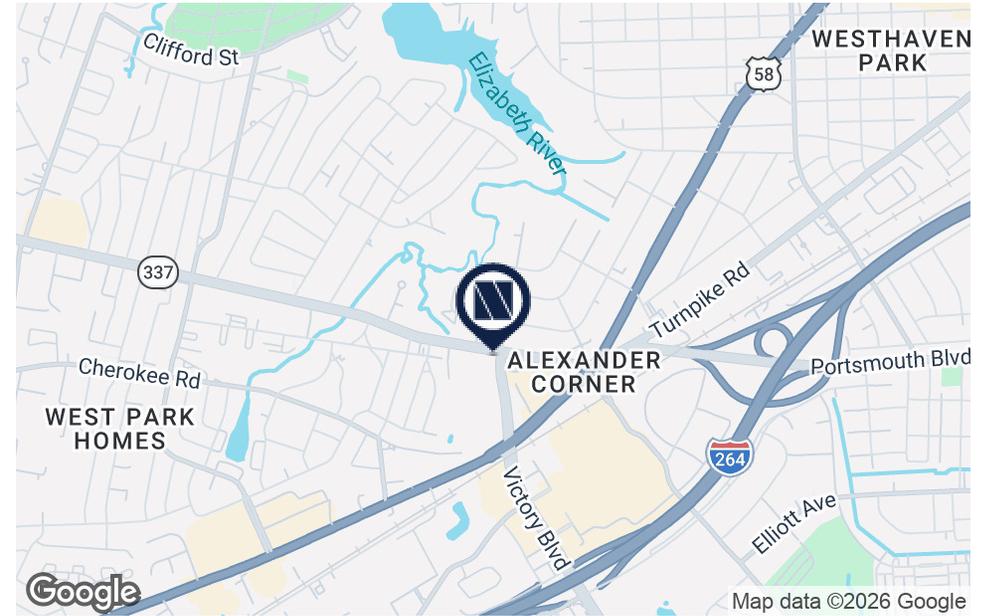
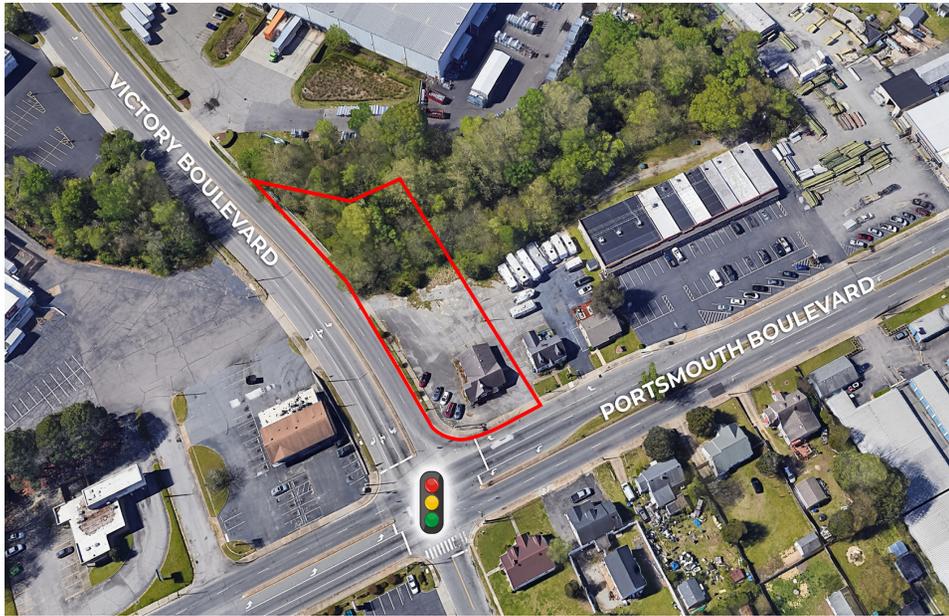
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EXECUTIVE SUMMARY

RETAIL BUILDING AT PORTSMOUTH & VICTORY BOULEVARDS
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OFFERING SUMMARY

Sale Price:	\$425,000
Building Size:	1,637 +/- SF
Lot Size:	0.40 Acres
Zoning:	GMU
Flood Zone:	X (500 Year)

PROPERTY OVERVIEW

Retail building, currently used car sales lot (Top Gear Auto).

PROPERTY HIGHLIGHTS

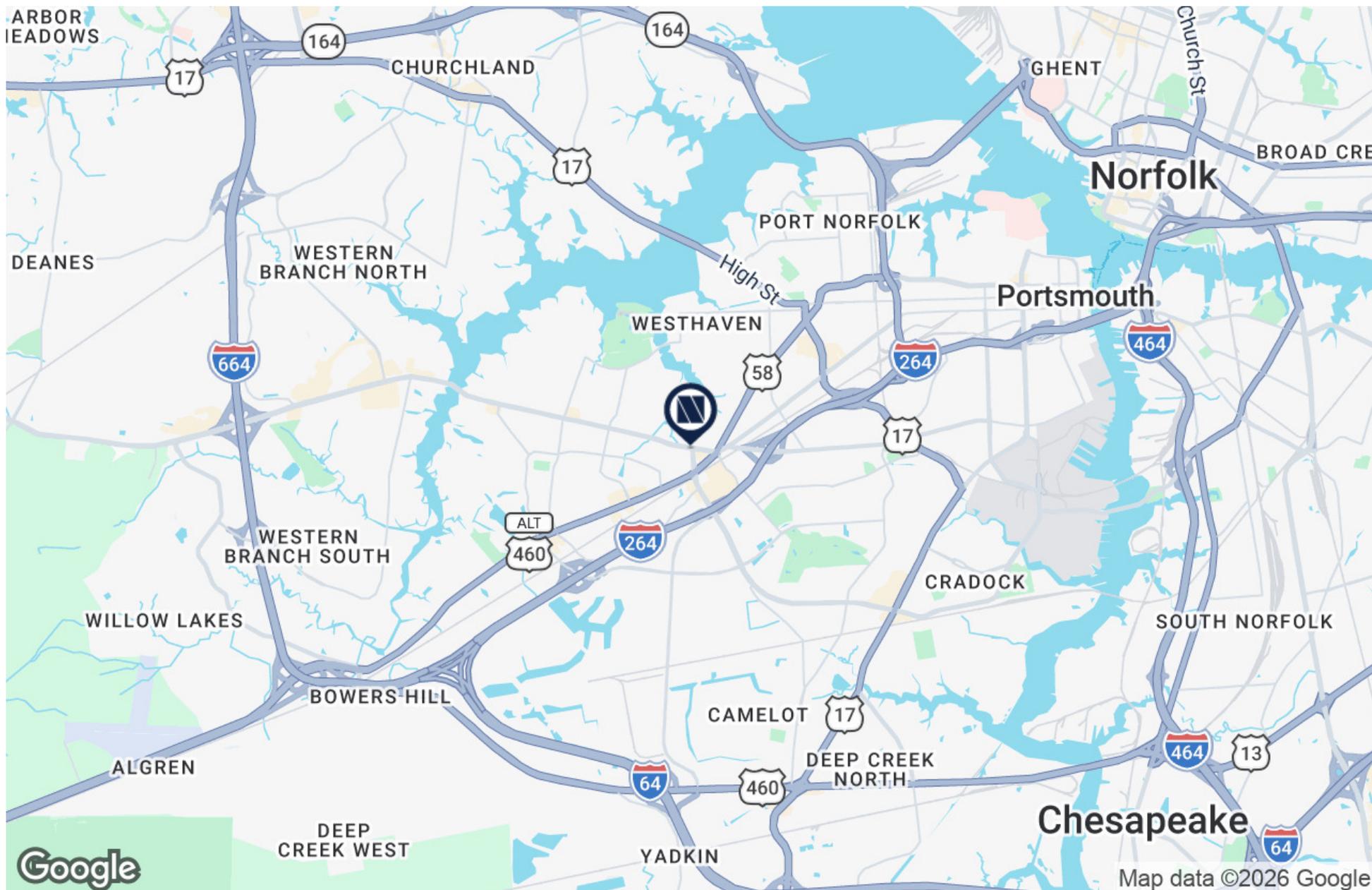
- Property is at a signalized intersection with two entry/exit points from Portsmouth Boulevard or Victory Boulevard.
- Ability to park 40 + cars.
- Zoned GMU, the most flexible zoning in Portsmouth, which allows most office, retail and service uses.
- Car sales permitted by right - currently a used car sales lot.
- Available immediately!!

LOCATION MAP

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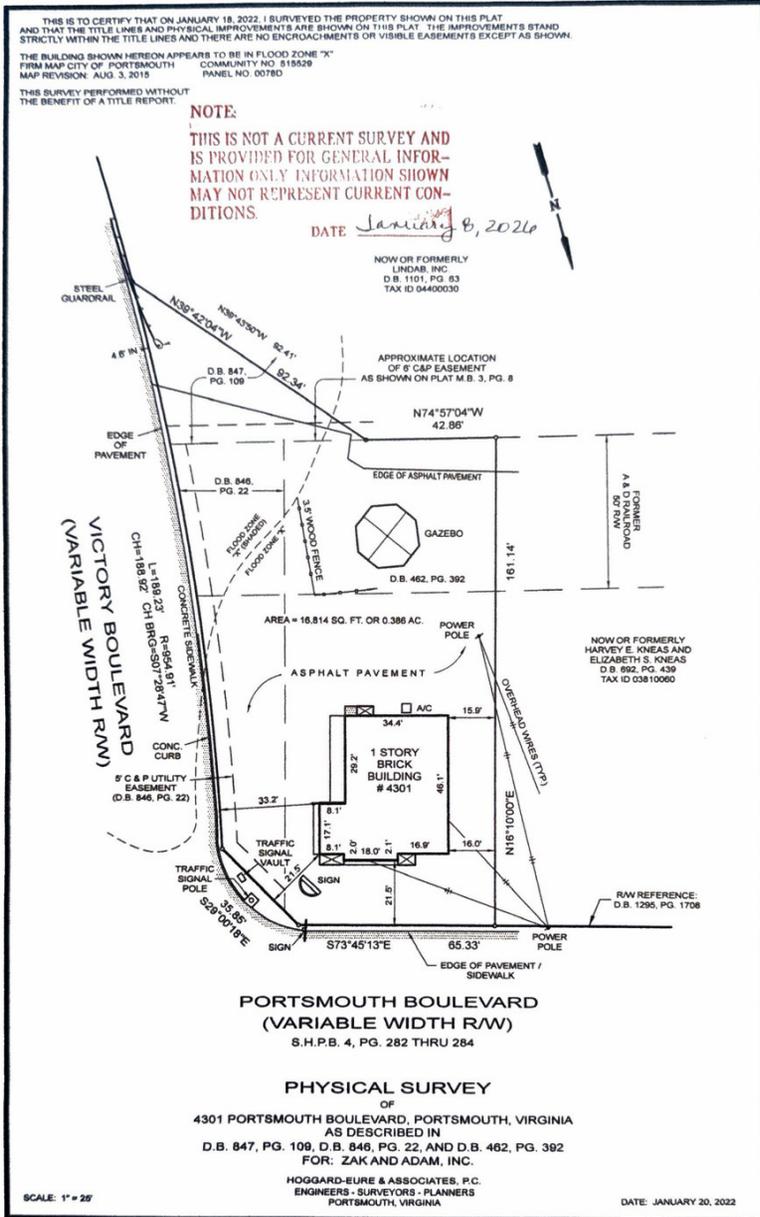


ADDITIONAL PHOTOS

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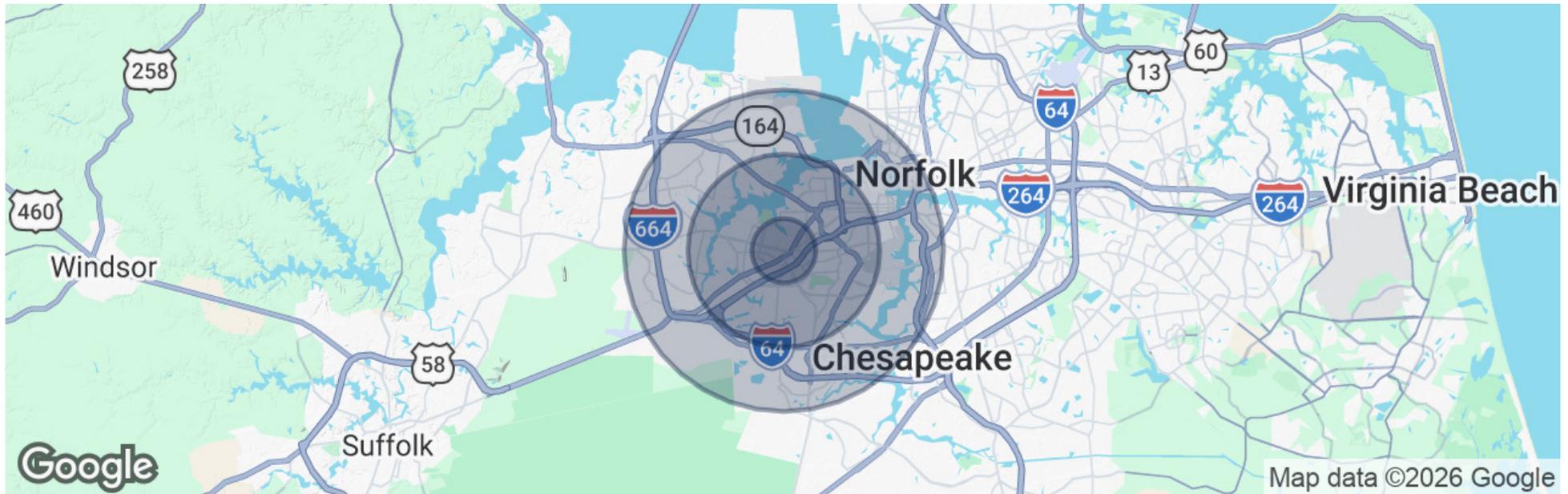


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,399	85,409	184,250
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,239	33,826	74,100
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$70,134	\$81,468	\$92,193
Average House Value	\$210,161	\$254,560	\$314,594

Demographics data derived from AlphaMap

CONTACT INFORMATION

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