

**FOR SALE**

1000 AIRLINE BLVD  
Portsmouth, VA 23707



**S.L. NUSBAUM**  
REALTY CO.



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# EXECUTIVE SUMMARY

1000 AIRLINE BLVD  
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## OFFERING SUMMARY

Sale Price:	\$540,000
Building Size:	3,911 SF
Lot Size:	0.533 Acres
Year Built:	1981
Zoning:	GMU
Parking:	36 Spaces

## PROPERTY OVERVIEW

This former bank building is well located at a signalized intersection of Airline Boulevard and Bart Street. The site offers a central location, close to a number of retail amenities and easy interstate access.

## PROPERTY HIGHLIGHTS

- Large lot with ample parking (Approx. 36 spaces)
- Drive-thru
- Signalized intersection with a large pylon sign
- 5 points of ingress/egress for ideal access
- Traffic Count: 15,000 VPD on Airline Blvd. and 26,000 VPD on Frederick Blvd.
- Close proximity to retail and interstate
- Flexible zoning allowing a wide variety of professional offices and institutions and a broad range of light and moderate intensity commercial uses

# RETAIL MAP

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# BUILDING SUMMARY

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## FIRST FLOOR HIGHLIGHTS

- Four large private offices with window view
- ADA restroom
- Open floor plan
- Spacious kitchen, break room, and conference room

## SECOND FLOOR HIGHLIGHTS

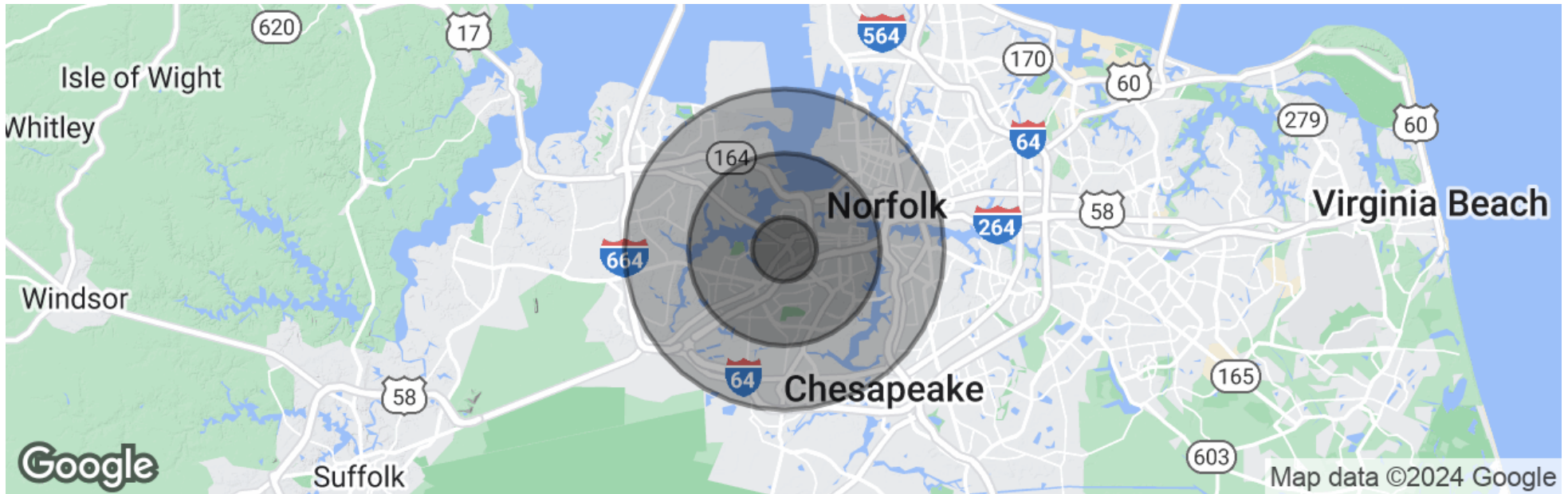
- Break room
- Two restrooms
- Conference room

# DEMOGRAPHICS MAP & REPORT

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## POPULATION

Total Population

## 1 MILE

12,039

## 3 MILES

81,404

## 5 MILES

227,665

## HOUSEHOLDS & INCOME

Total Households

4,994

33,535

90,790

# Of Persons Per HH

2.4

2.4

2.5

Average HH Income

\$66,730

\$77,737

\$86,625

Average House Value

\$215,521

\$252,170

\$309,167

Demographics data derived from AlphaMap

# CONTACT INFORMATION

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