

RETAIL PROPERTY FOR LEASE

14-18 EAST MELLEN STREET

HAMPTON, VA 23663



THE ROOT
DEVELOPMENT CO.

MISSY MARTINOVICH

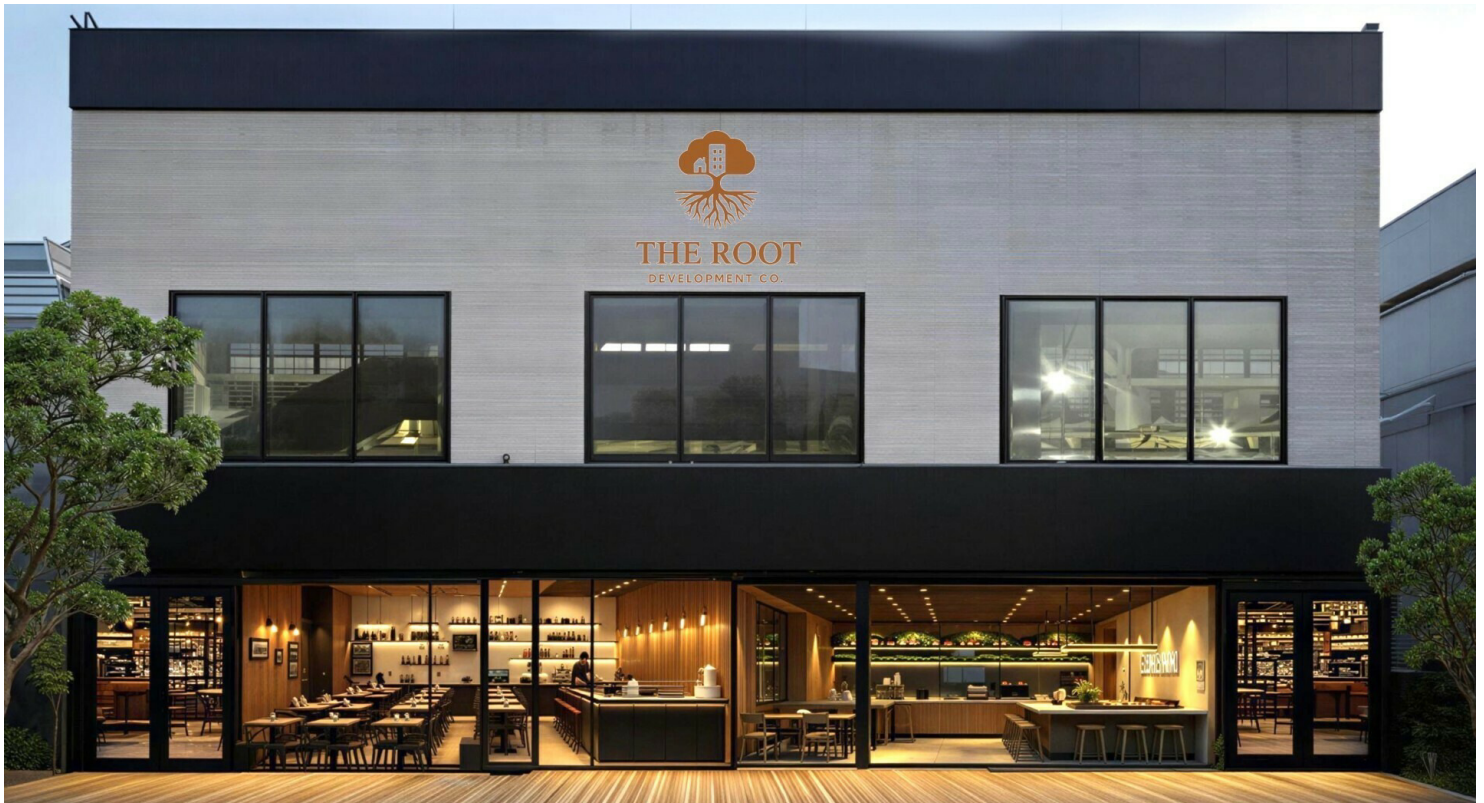
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PROPERTY DESCRIPTION

Be part of the exciting revitalization of Historic Phoebus. Under new ownership and currently undergoing a complete renovation, this property offers prime retail space on the first floor in the heart of Phoebus' thriving commercial district.

Perfectly situated on Mellen Street, this high-visibility location places your business at the center of a dynamic and growing community known for its unique shops, restaurants, and local culture. The space is versatile and ideal for a variety of retail concepts eager to join Phoebus' ongoing transformation.

Don't miss this rare opportunity to establish your business in one of Hampton's most sought-after neighborhoods and secure a cornerstone presence in this vibrant district.

PROPERTY HIGHLIGHTS

- First-floor retail space available
- Flexible layout: can be divided into two suites, each with front and rear access
- Undergoing full renovation with modern upgrades while preserving historic character
- Ample street parking nearby and convenient access for customers
- Strong mix of neighboring businesses including restaurants, boutiques, breweries, and cultural attractions
- (concept photo used to show potential)

OFFERING SUMMARY

Lease Rate:	Call Agent
Available SF:	1,400 - 4,500 SF
Building Size:	10,783 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,373	22,580	46,631
Total Population	7,011	54,765	118,481
Average HH Income	\$64,918	\$84,378	\$86,181

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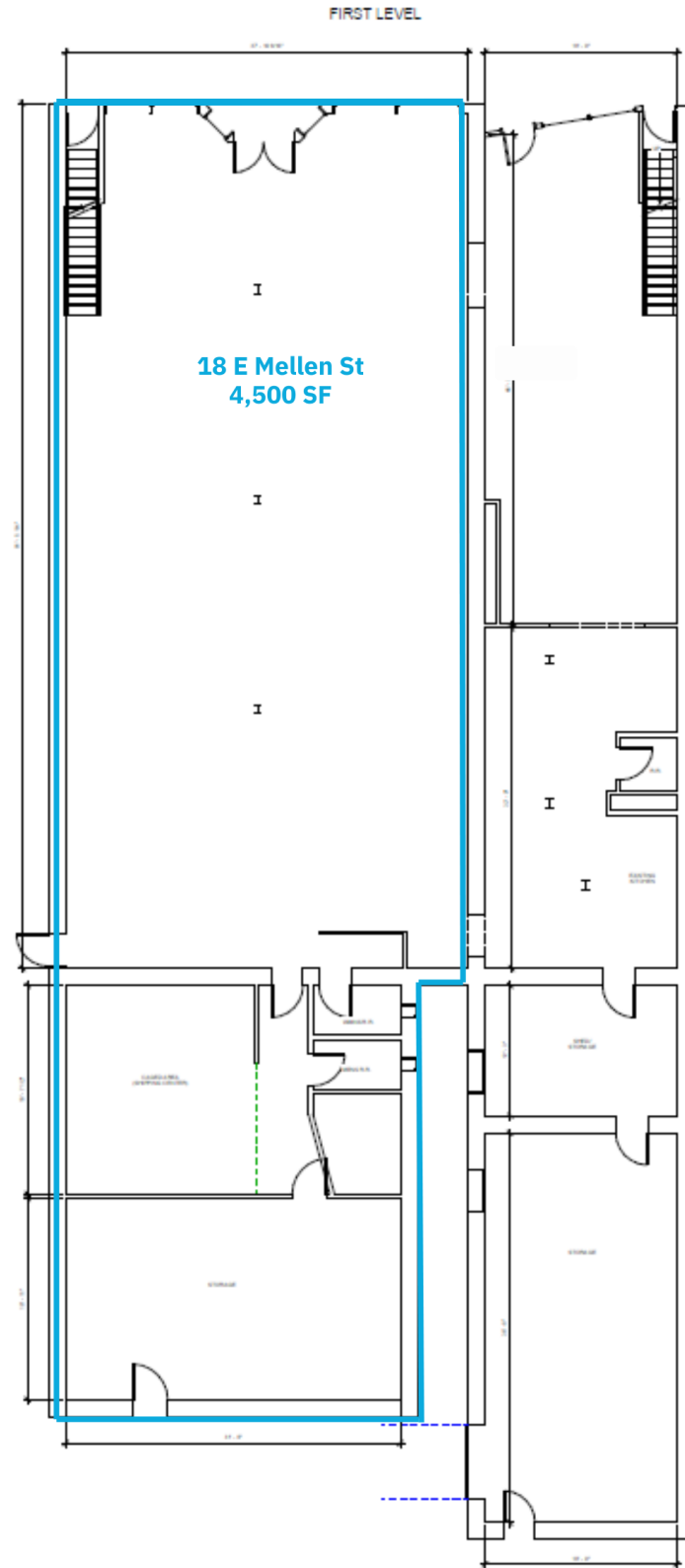
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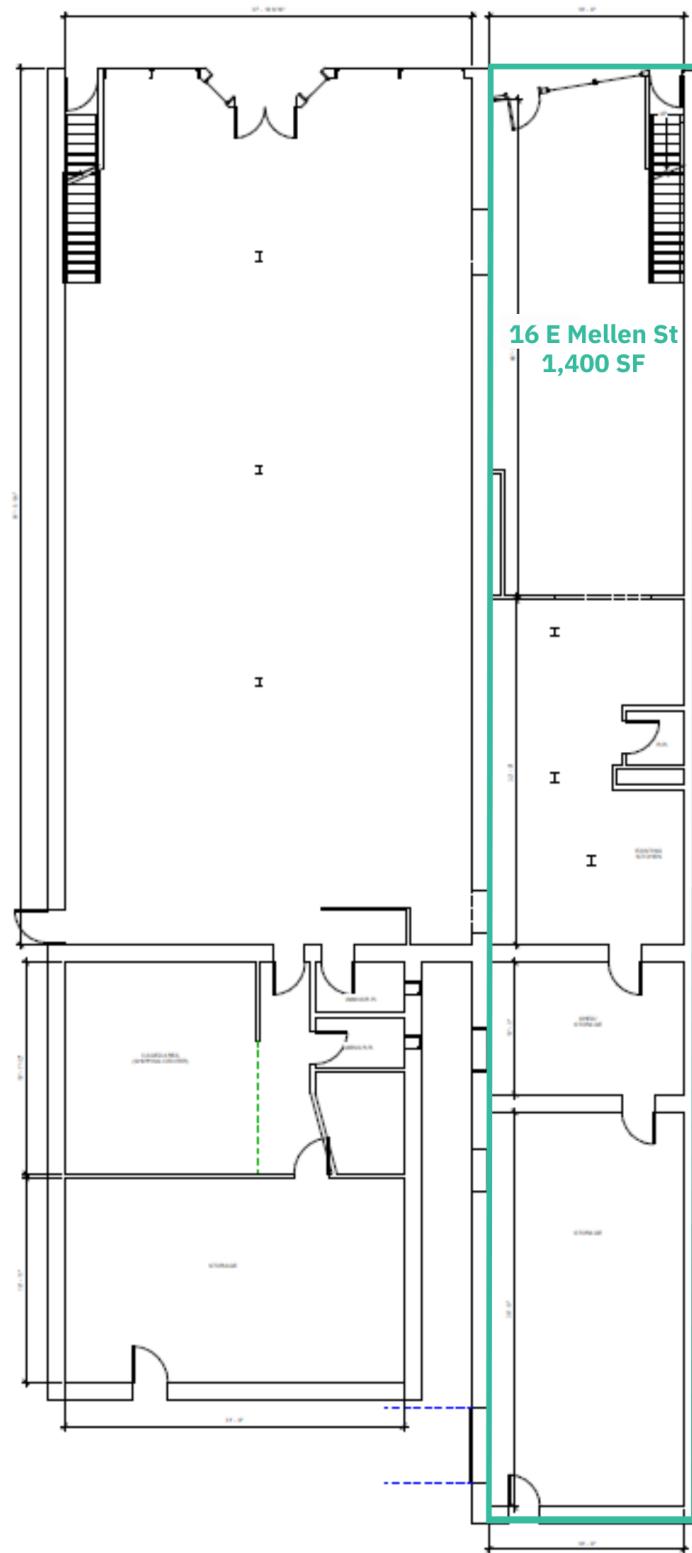
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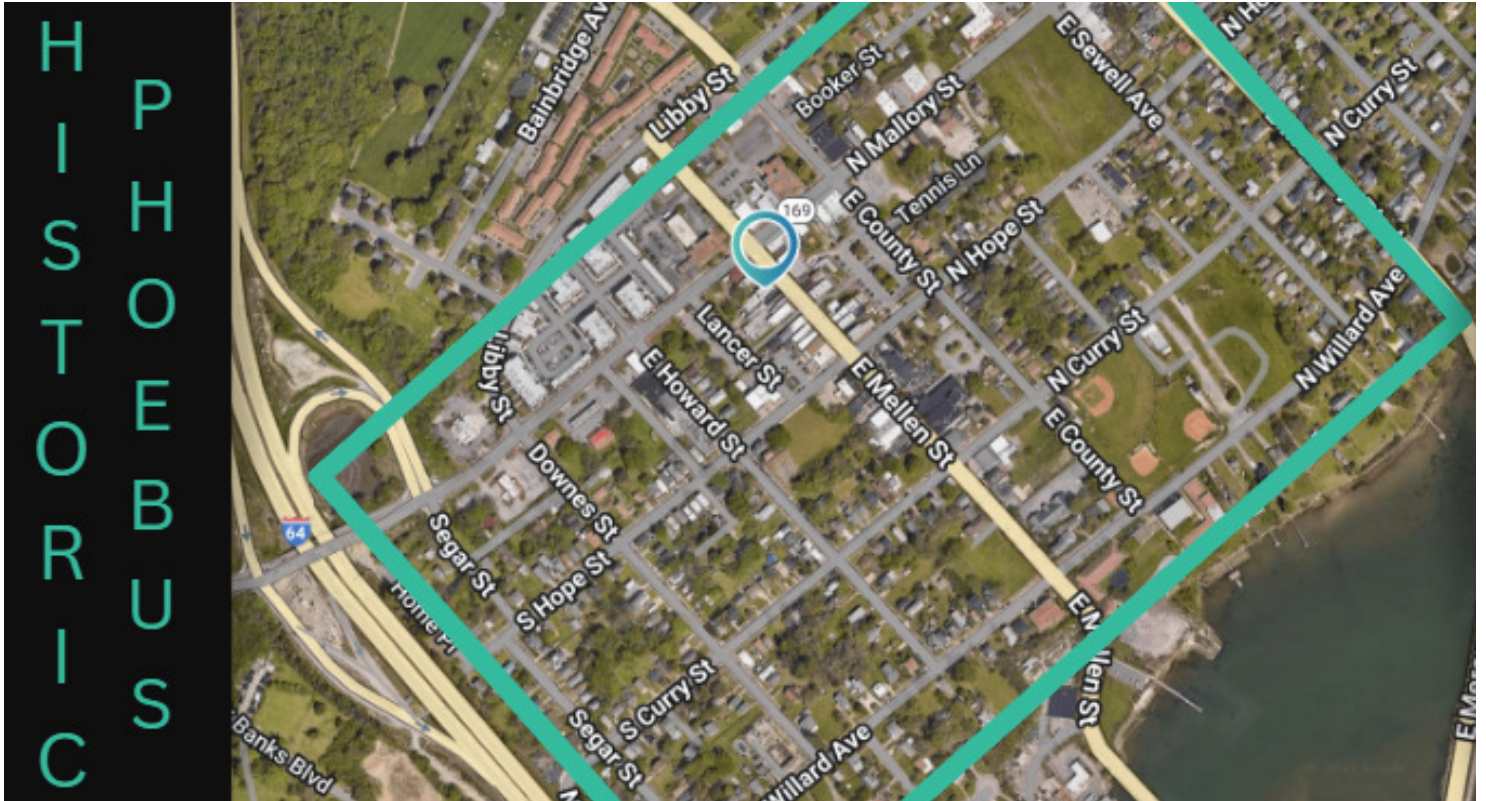
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Google

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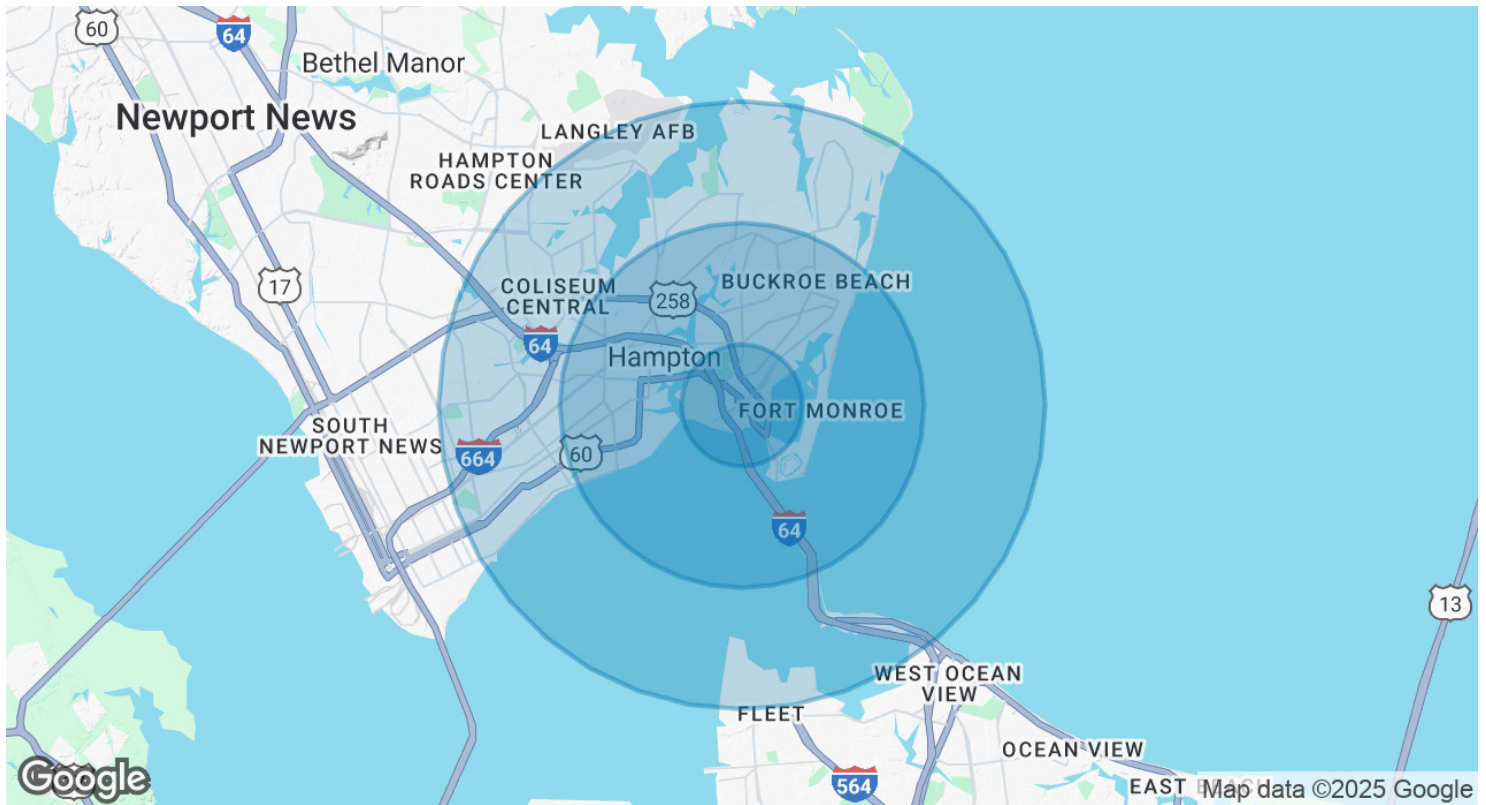
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,011	54,765	118,481
Average Age	36	40	39
Average Age (Male)	36	39	37
Average Age (Female)	36	41	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,373	22,580	46,631
# of Persons per HH	3	2.4	2.5
Average HH Income	\$64,918	\$84,378	\$86,181
Average House Value	\$250,620	\$270,590	\$279,772

Demographics data derived from AlphaMap

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