

# Retail Investment Property For Sale

750 J Clyde Morris Boulevard, Newport News, VA 23601



Below market rents with long term investment upside

- Rare opportunity on J Clyde Morris
- 6,000 square feet on 0.42 acres in the heart of Oyster Point retail corridor
- Tidewater Sew Vac just renewed their lease for an additional 5 year term
- Current lease has gross fixed rent for full term
- Landlord pays taxes, insurance and maintenance

***Sales Price: \$975,000***

PRESENTED BY:

**Jonathan Guion, MBA, SIOR**

Broker

757-620-2932

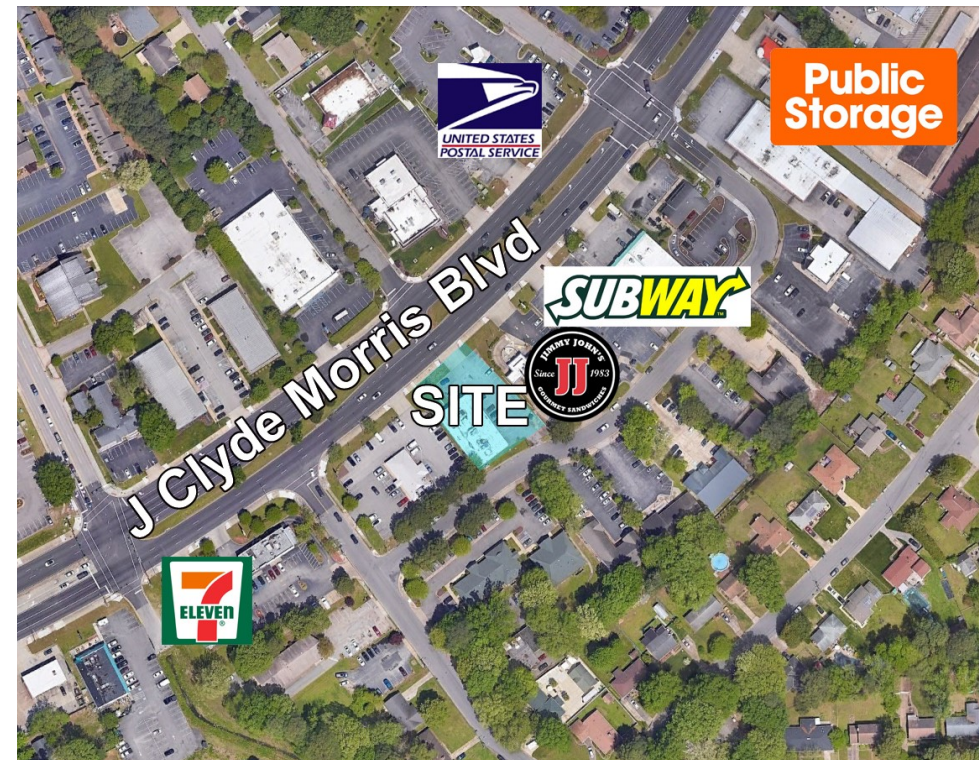
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DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	4,865	34,590	74,178
Total Population:	10,714	86,154	178,224
Average Income:	\$75,141	\$89,195	\$87,622

**Jonathan Guion, MBA, SIOR**

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