

FOR SALE OR LEASE

3800 KING STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

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EXECUTIVE SUMMARY

3800 KING STREET
Portsmouth, VA 23707



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OFFERING SUMMARY

Sale Price:	\$440,000
Lease Rate:	Contact Agent
Building Size:	4,443 SF
Lot Size:	0.56 AC
Year Built:	1969
Zoning:	GMU

[Click Here for GMU Permitted Uses](#)

PROPERTY DESCRIPTION

3800 King Street is a 4,443 SF freestanding building on a 0.56 acre triangular lot near the intersection of High Street and Airline Blvd in Portsmouth, Virginia. The property features a combination of retail showroom space, rear warehouse/receiving areas, and an office component, making it well-suited for a variety of commercial or service-oriented users. Equipped with multiple loading access points and positioned along a visible corridor, the site offers strong functional utility and flexibility for owner-users or investors.

PROPERTY HIGHLIGHTS

- Roll up door and dock loading ramp in rear
- Upstairs storage area
- Private off-street parking
- Large, pylon signage available
- 5 brand new mini-split systems installed in 2025
- Flexible zoning allowing for a variety of commercial, retail, and service uses

ADDITIONAL PHOTOS

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LOCATION MAP

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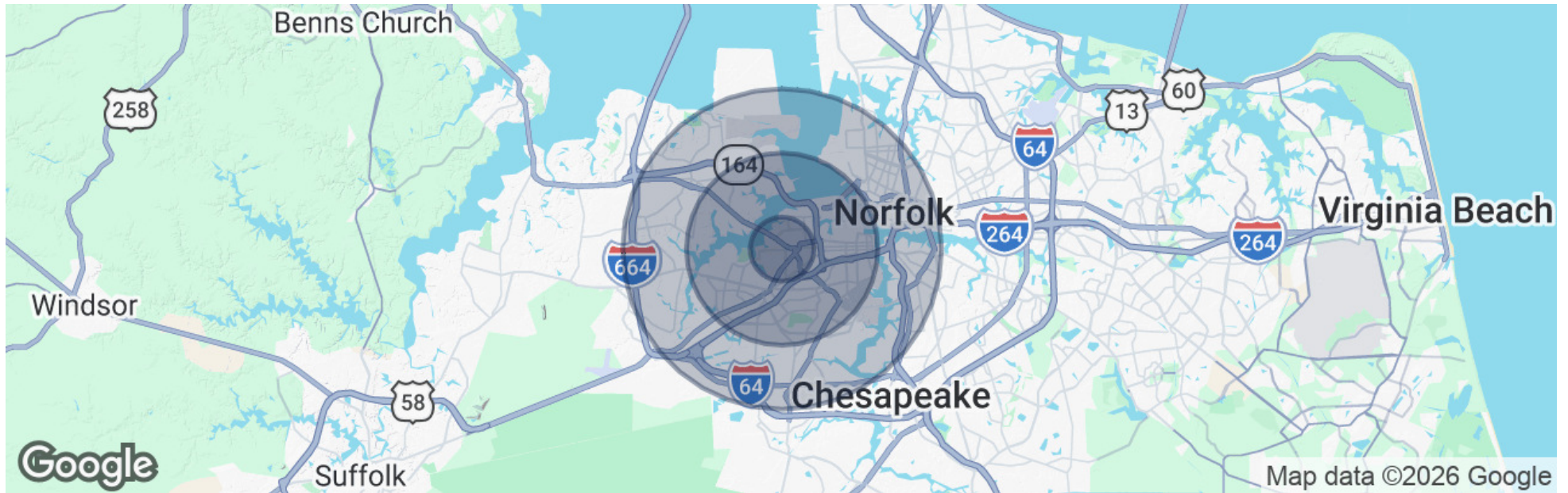


DEMOGRAPHICS MAP & REPORT

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POPULATION

Total Population

1 MILE

11,358

3 MILES

78,316

5 MILES

212,385

HOUSEHOLDS & INCOME

Total Households

1 MILE

4,738

3 MILES

32,162

5 MILES

84,904

Average HH Income

\$69,269

\$80,074

\$87,118

** Based on 2020 ESRI data*

CONTACT INFORMATION

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