

# FOR SALE

## OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601



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



### **MICHAEL GOOD**

Senior Associate

O. 757.640.2217

C. 757.646.0525

[mgood@slnusbaum.com](mailto:mgood@slnusbaum.com)

# EXECUTIVE SUMMARY

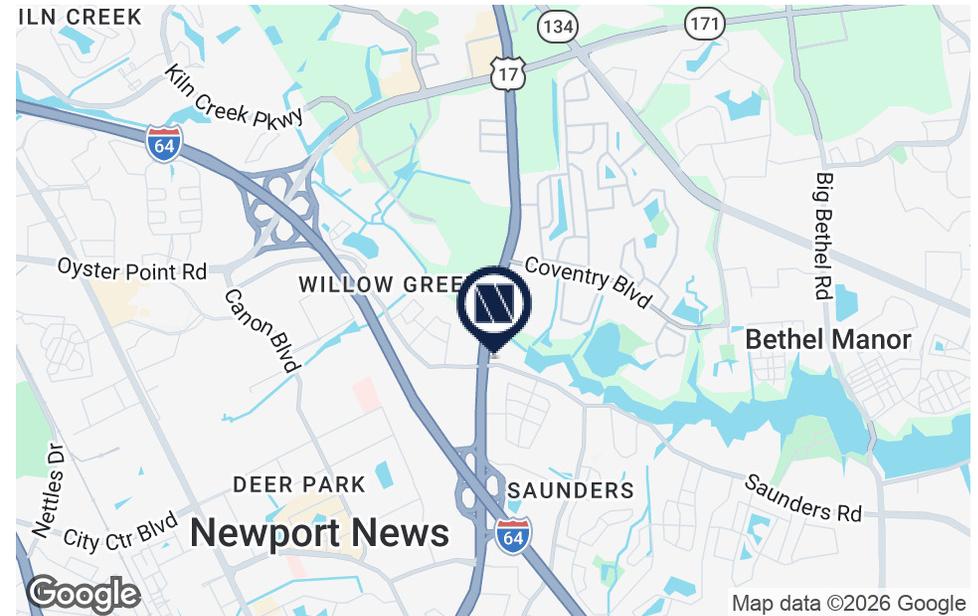
## OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601



S.L. NUSBAUM

REALTY CO.



### OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	1,446 SF
Lot Size:	0.41 Acres
Price / SF:	\$259
Year Built:	1974
Zoning:	C1 (Retail Commercial)

### PROPERTY OVERVIEW

The office/medical building located at 1056 Harpersville Road is a 1,446 square foot office currently being utilized as a chiropractic office. Upon closing of the property, the practice will have the ability to vacate the premises. The property sits just off of the signalized intersection of J Clyde Morris Boulevard and Harpersville Road, and it offers ample onsite parking. Please give the agent a call for additional details.

### PROPERTY HIGHLIGHTS

- Property sits just off of the signalized intersection of J Clyde Morris Boulevard and Harpersville Road
- Office layout features a waiting room/lobby, reception station, 3 treatment rooms (offices) and an x-ray room, 2 private offices, 2 restrooms, and a back office/breakroom
- New roof installed in December 2025
- Ample onsite parking
- Monument signage along Harpersville Road
- Located just 0.5 mile from I-64

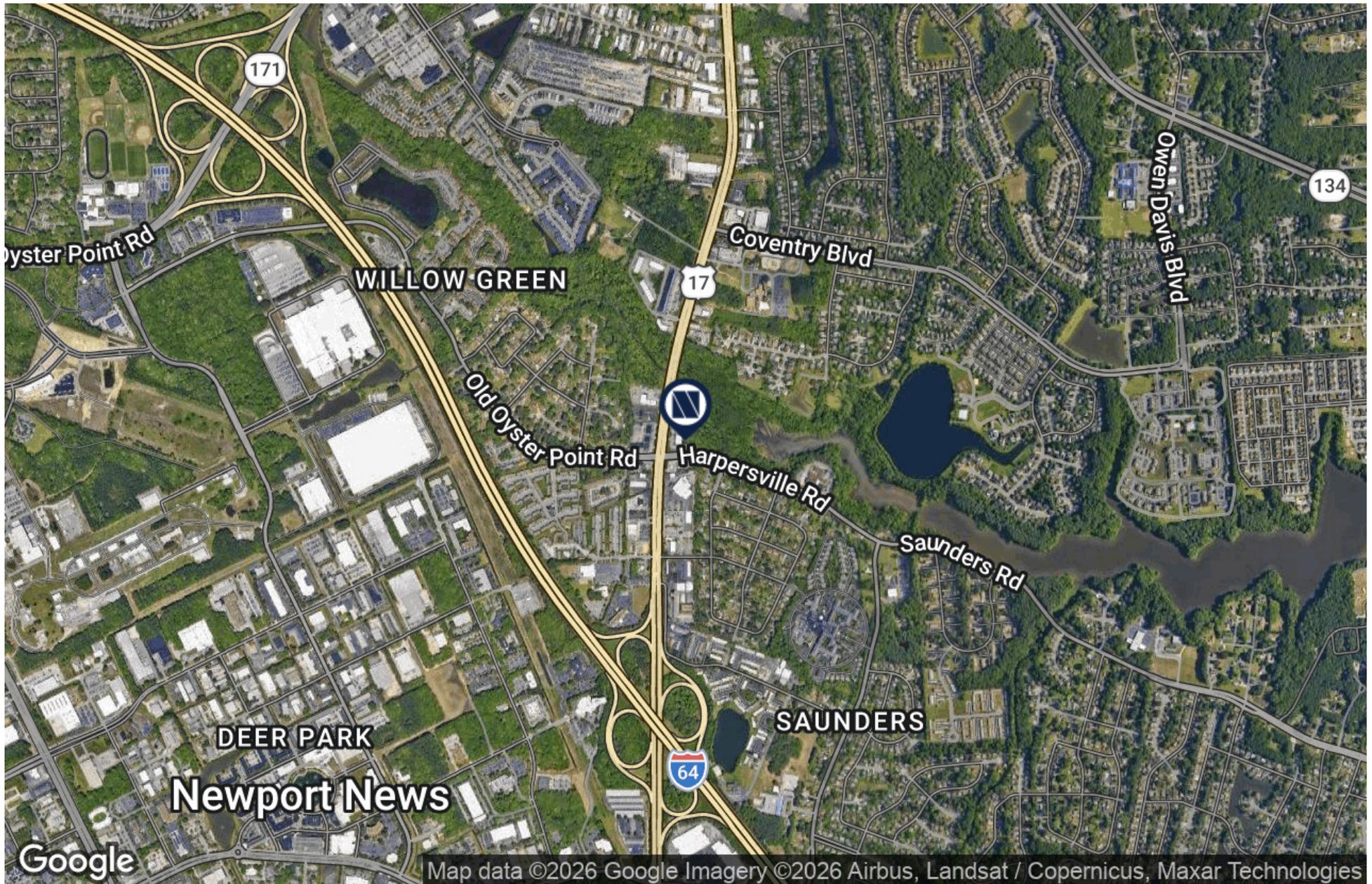
# LOCATION MAP

OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601



S.L. NUSBAUM  
REALTY CO.



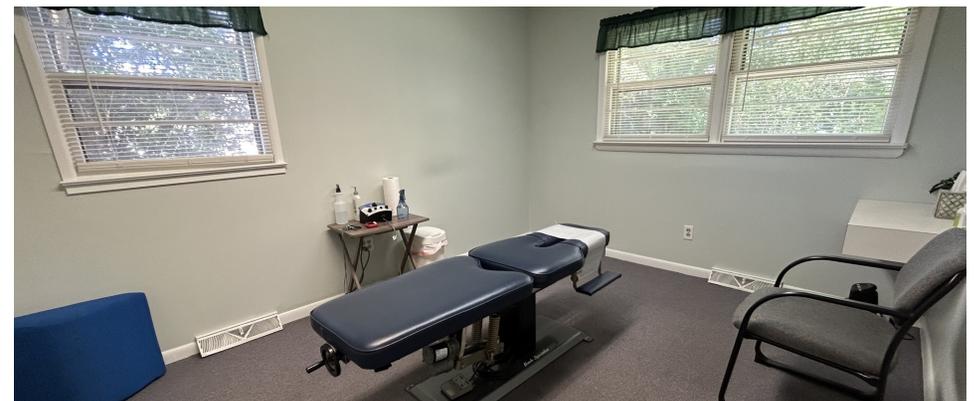
# ADDITIONAL PHOTOS

OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601



S.L. NUSBAUM  
REALTY CO.



# DEMOGRAPHICS MAP & REPORT

## OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601

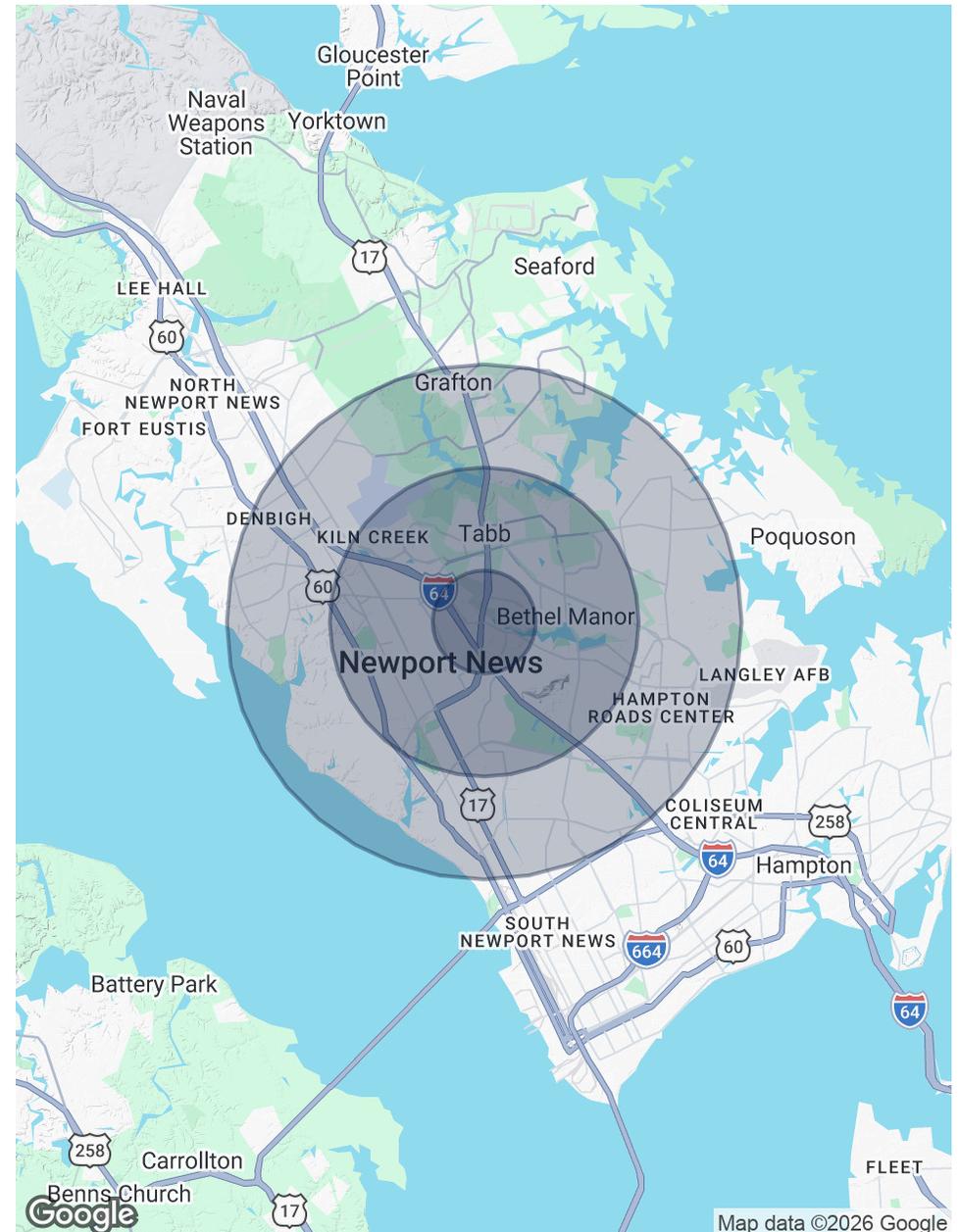


S.L. NUSBAUM  
REALTY CO.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,463	82,125	190,947
Average Age	41	38	39
Average Age (Male)	39	37	38
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,049	33,256	79,250
# Of Persons Per HH	2.3	2.5	2.4
Average HH Income	\$100,040	\$103,730	\$101,267
Average House Value	\$335,124	\$325,541	\$322,575

Demographics data derived from AlphaMap



# CONTACT INFORMATION

OFFICE/MEDICAL BUILDING

1056 Harpersville Road | Newport News, VA 23601



S.L. NUSBAUM

REALTY CO.



## MICHAEL GOOD

Senior Associate

C. 757.646.0525

O. 757.640.2217

[mgood@slnusbaum.com](mailto:mgood@slnusbaum.com)

## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

## DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.