

Tyler Brooks

Senior Vice President +1 757 213 8110 tyler.brooks@colliers.com

Ben Clarke

Associate +1 757 217 1877 ben.clarke@colliers.com



Property Overview

Address	1210-1260 Merchant Lane, Hampton VA
Size	11,912 sf
Tenants	Massage Envy, Painting with a Twist, Hampton Police Division, Cell Fashion Boutique, Justmanes Hair Salon, Savarna Threading & Beauty, Vape & Tobacco
Parking	Shared parking easement

Demographics

	1-Mile	3-Miles	5-Miles
Population	12,219	100,908	299,335
Total Employees	10,396	107,344	333,650
Average HH Income	\$79,290	\$74,206	\$76,901

Features

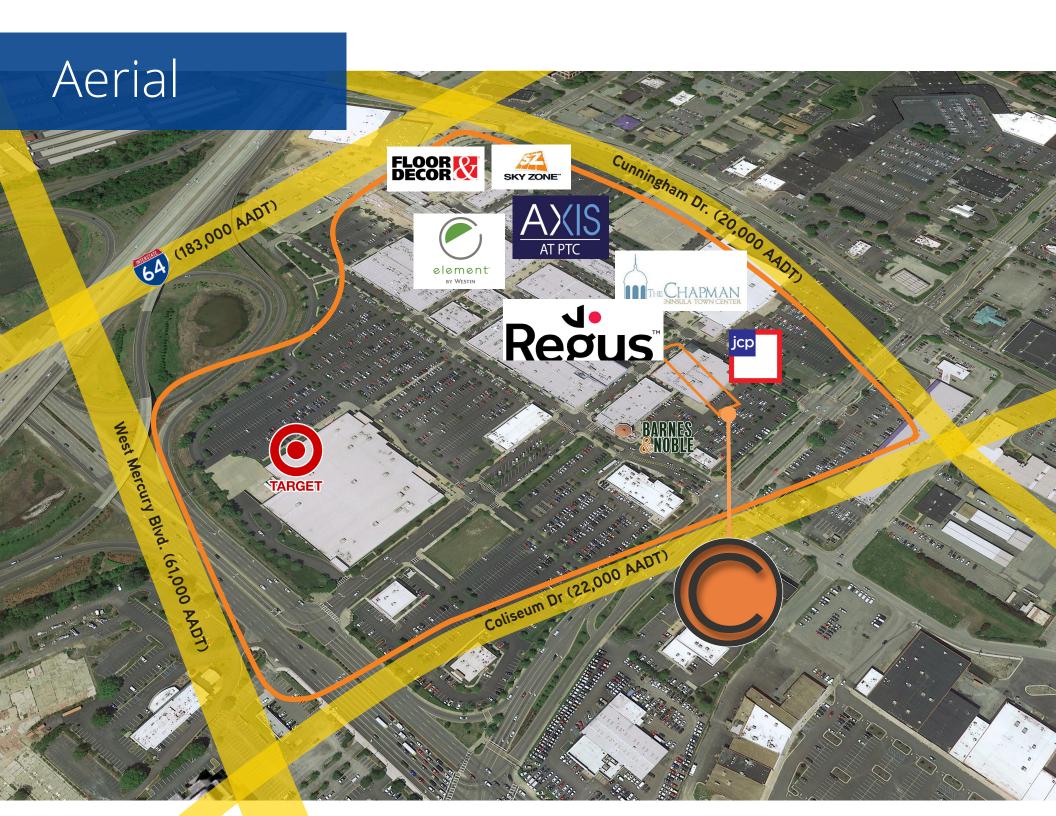
- Strategically located in Hampton's Coliseum Central District
- Interstate access and visibility
- Excellent demographic and large trade area
- Strong economic drivers include Thomas Nelson Community College, Hampton Roads Center Business Park, Sentara Care Plex Hospital, Langley Air Force Base, NASA Langley, Huntington Ingalls
- Located near 127 key Element Hotel

Site Plan

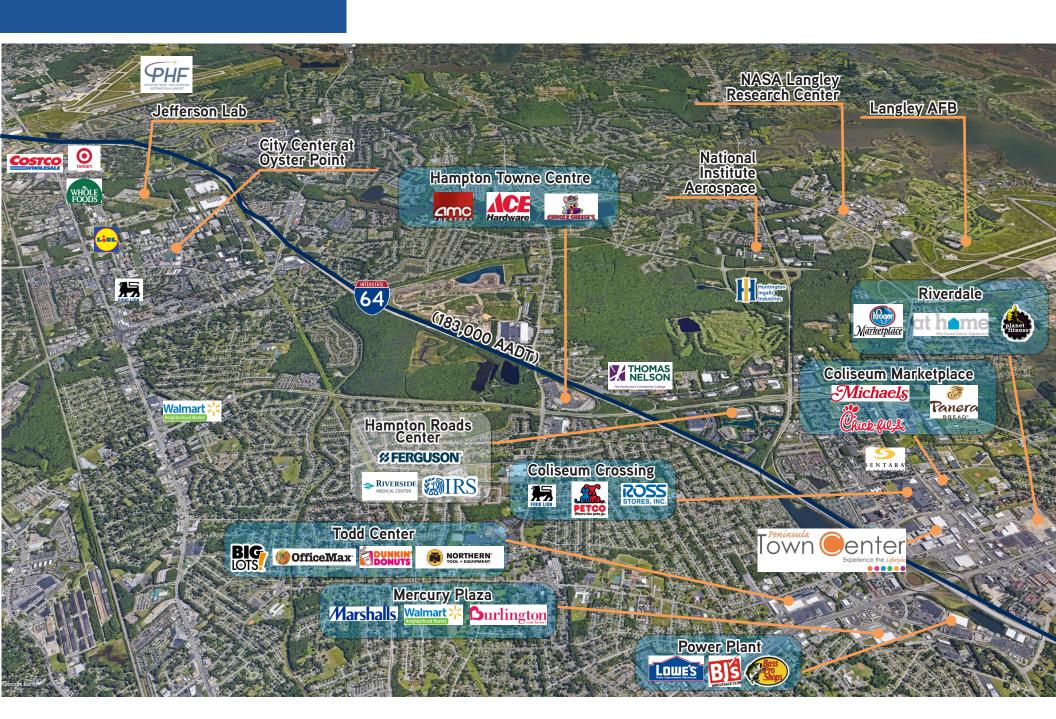
PARKING GARAGE (N.A.P)

TENANT	SUITE	SF
Available former hair salon	C102	1,297
Savarna Threading & Beauty	C103	1,001
Luna Estelle	C104	1,623
Hampton Police	C106	1,784
Painting With A Twist	C108	1,847
Massage Envy	C110	2,967
Cell Fashion Boutique	C112	1,393





Aerial







150 W Main Street, St 1100 Norfolk, VA 23510 P: +1 757 490 3300 F: +1 757 490 1200 colliers.com





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