



RETAIL
PROPERTY
FOR SALE

HAYGOOD EXECUTIVE PARK

4661 HAYGOOD RD, VIRGINIA BEACH, VA 23455

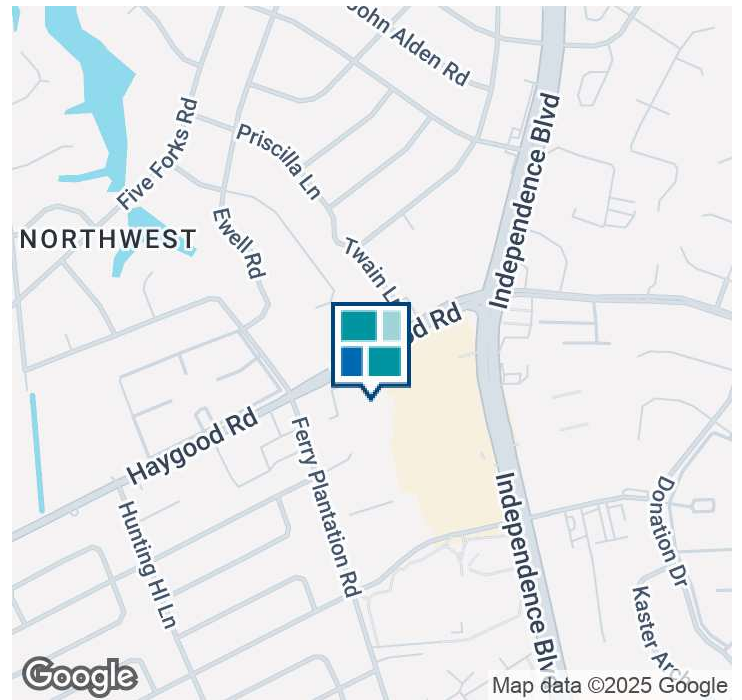


Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM

757.513.2500
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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Executive office park fully leased with long term tenants at reasonable market rates
- Single story 36,595 SF on 4.9 Acres
- Professionally managed
- Directory with pylon sign visible to Haygood Rd
- Located on Haygood Rd near Independence directly behind Harris Teeter
- Healthy variety of small office and service-oriented tenants

OFFERING SUMMARY

Sale Price:	\$6,861,148.63
Cap Rate:	6%
Building Size:	36,595 SF
Effective Gross Income:	\$548,693.40
Total Operating Expenses:	\$137,024.48
Total Net Operating Income:	\$411,668.92



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DISCLAIMER

KPM, LLC REPRESENTS THE OWNER.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.