

# FOR SALE

2453 PRUDEN BOULEVARD

Suffolk, VA 23434



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



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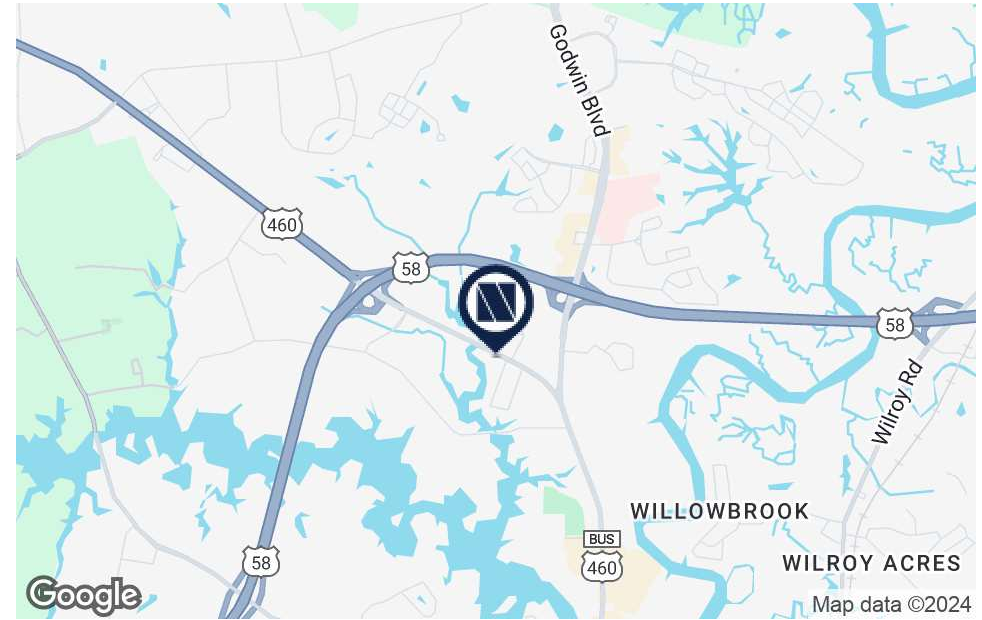


# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	2,828 SF
Lot Size:	0.41 Acres
Price / SF:	\$194.48
Year Built:	1957
Zoning:	OI (Office-Institutional)

## PROPERTY OVERVIEW

The subject property consists of a 2,828 square foot medical office building less than 1.5 miles from Sentara Obici Hospital in Suffolk, Virginia. The layout features four (4) private exam rooms, multiple private offices, a full kitchen, and room for expansion. This property was formerly owner-occupied and has been meticulously cared for.

## PROPERTY HIGHLIGHTS

- 25 parking spaces
- City water and sewer
- Locally well known medical office with excellent visibility
- Monument signage
- Located on the bus route with a stop conveniently located across the street



# ADDITIONAL PHOTOS

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# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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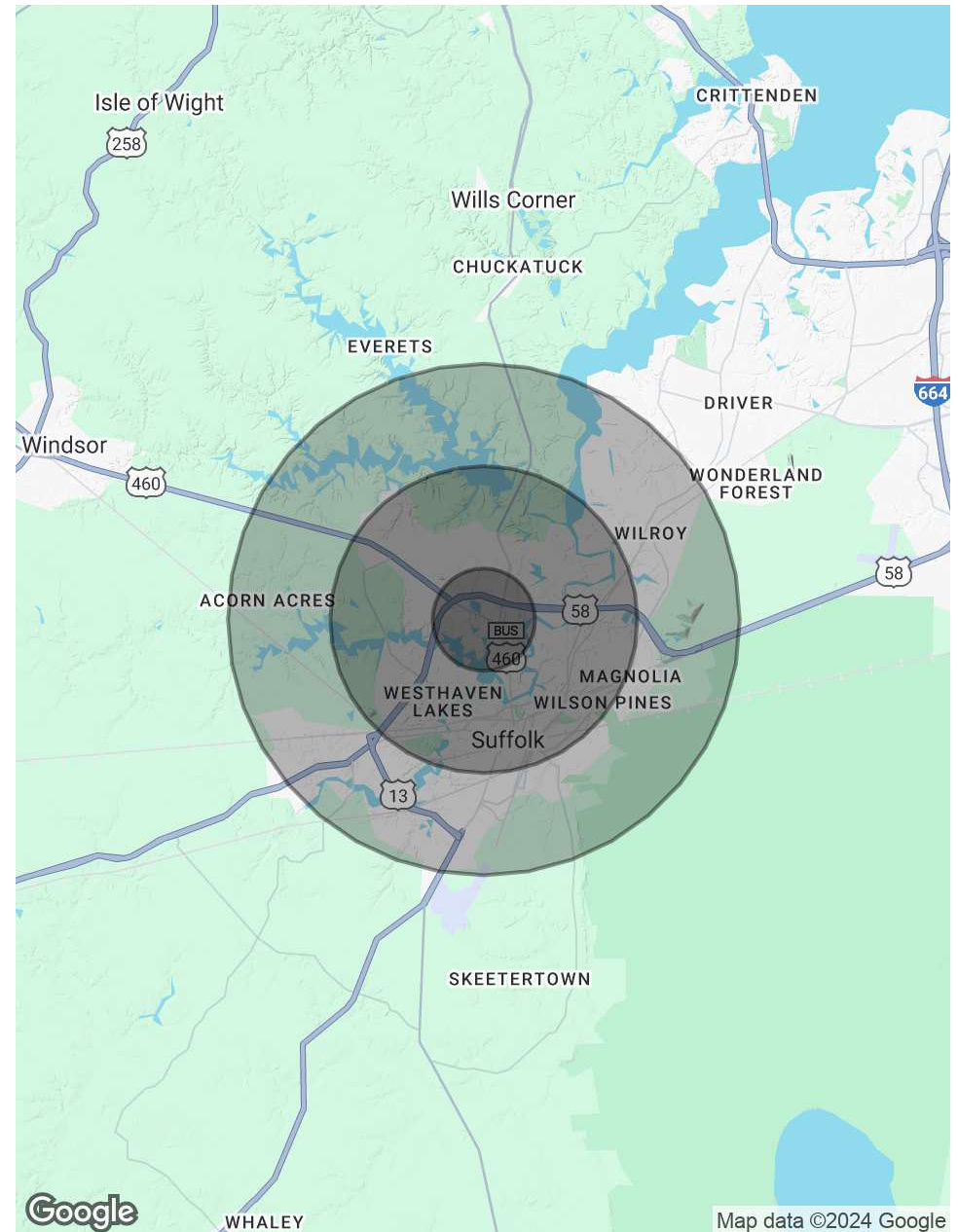
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,289	32,359	48,841
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,435	12,231	18,504
# Of Persons Per HH	3	2.6	2.6
Average HH Income	\$114,622	\$103,195	\$101,985
Average House Value	\$350,630	\$328,389	\$325,250

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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