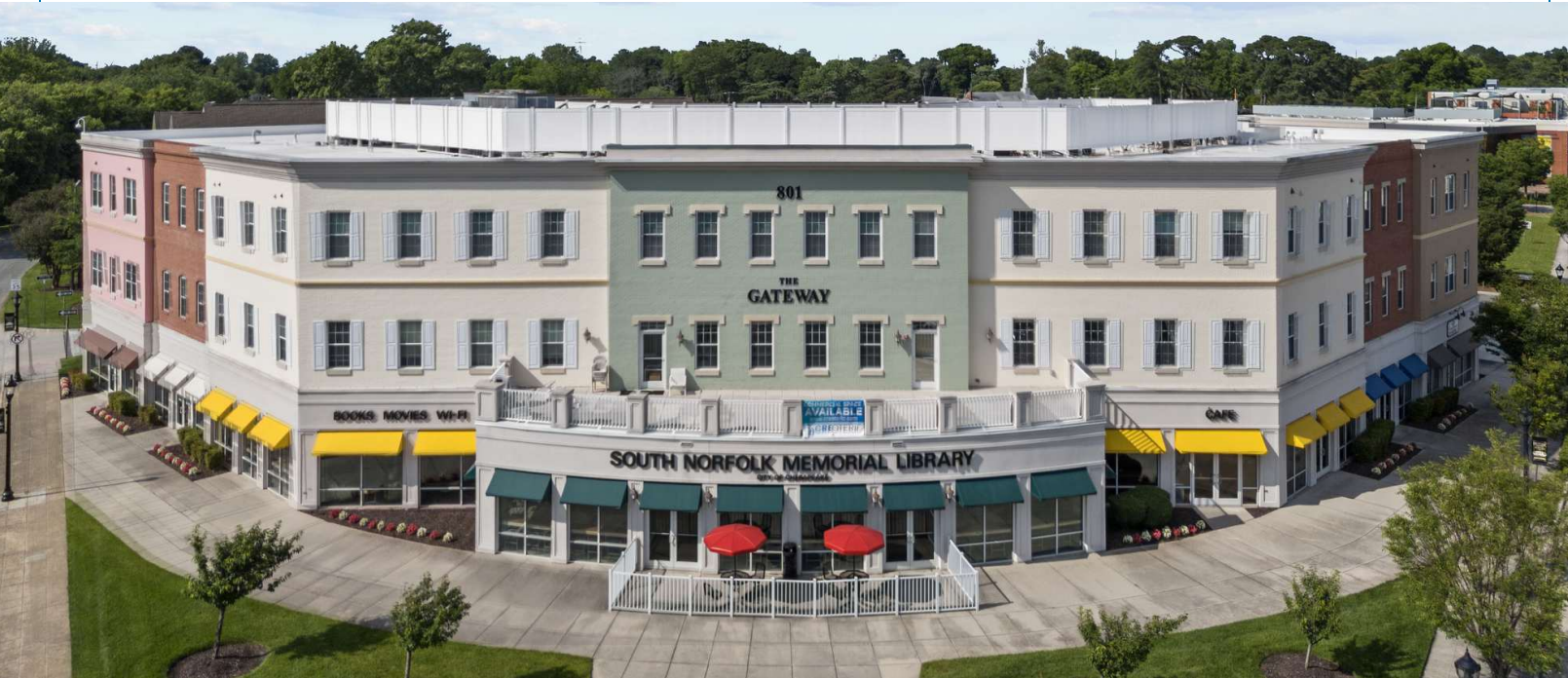


OFFICE BUILDING FOR SALE / LEASE

THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



VIDEO

PROPERTY DESCRIPTION

Conveniently located at 801 Poindexter Street, Chesapeake, VA, this exceptional property offers a versatile and modern space ideal for office or medical use. Boasting flexible floor plans, nicely built out offices, and abundant natural light, the property provides a welcoming and productive environment for businesses of all sizes. With ample parking coming soon and easy access to major transportation routes, it ensures seamless connectivity for employees and clients. Entire 2nd floor of office condos have the same owner, who will also consider purchase offers either individually or for the entire portfolio.

PROPERTY HIGHLIGHTS

- Modern, versatile spaces to accommodate various sizes and use requirements
- Two fully built out medical suites available in January, 2025
- Adjacent to the soon to be built Chesapeake Municipal Building and 320 space public parking garage
- Located seconds from I-464 and 4 miles from Downtown Chesapeake

JON ELLIOTT

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OFFERING SUMMARY

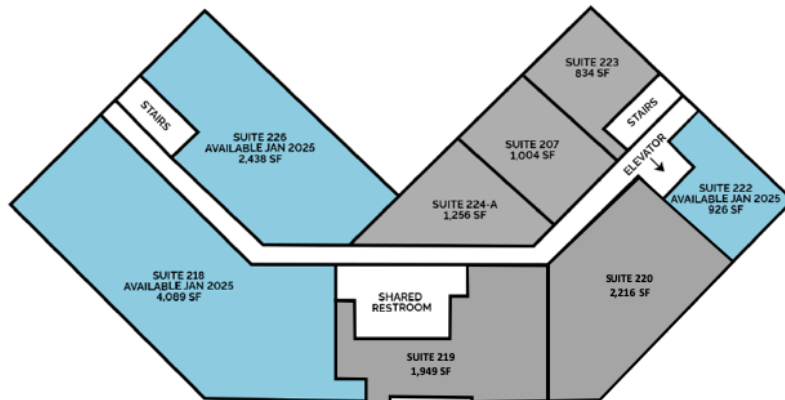
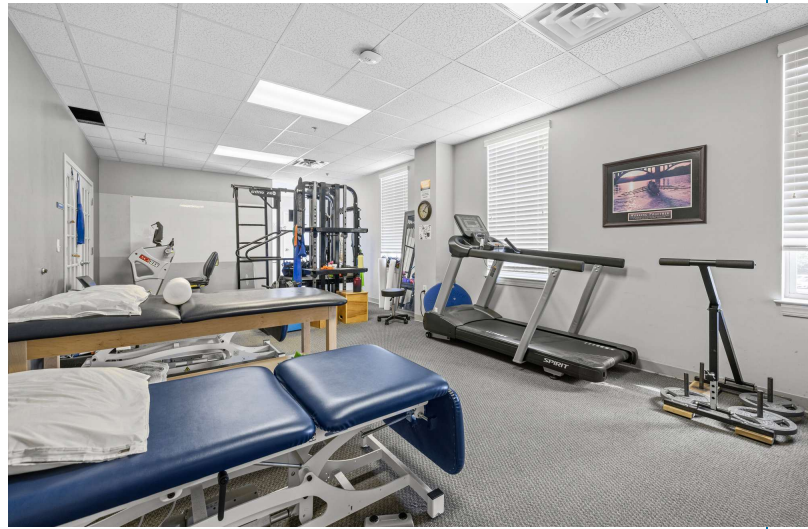
Sale Price:	Subject To Offer
Lease Rate:	\$21.00 SF/yr (MG)
Number of Units:	3
Available SF:	926 - 9,180 SF
Building Size:	42,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,040	40,383	106,131
Total Population	10,597	100,240	261,431
Average HH Income	\$69,655	\$74,838	\$82,383

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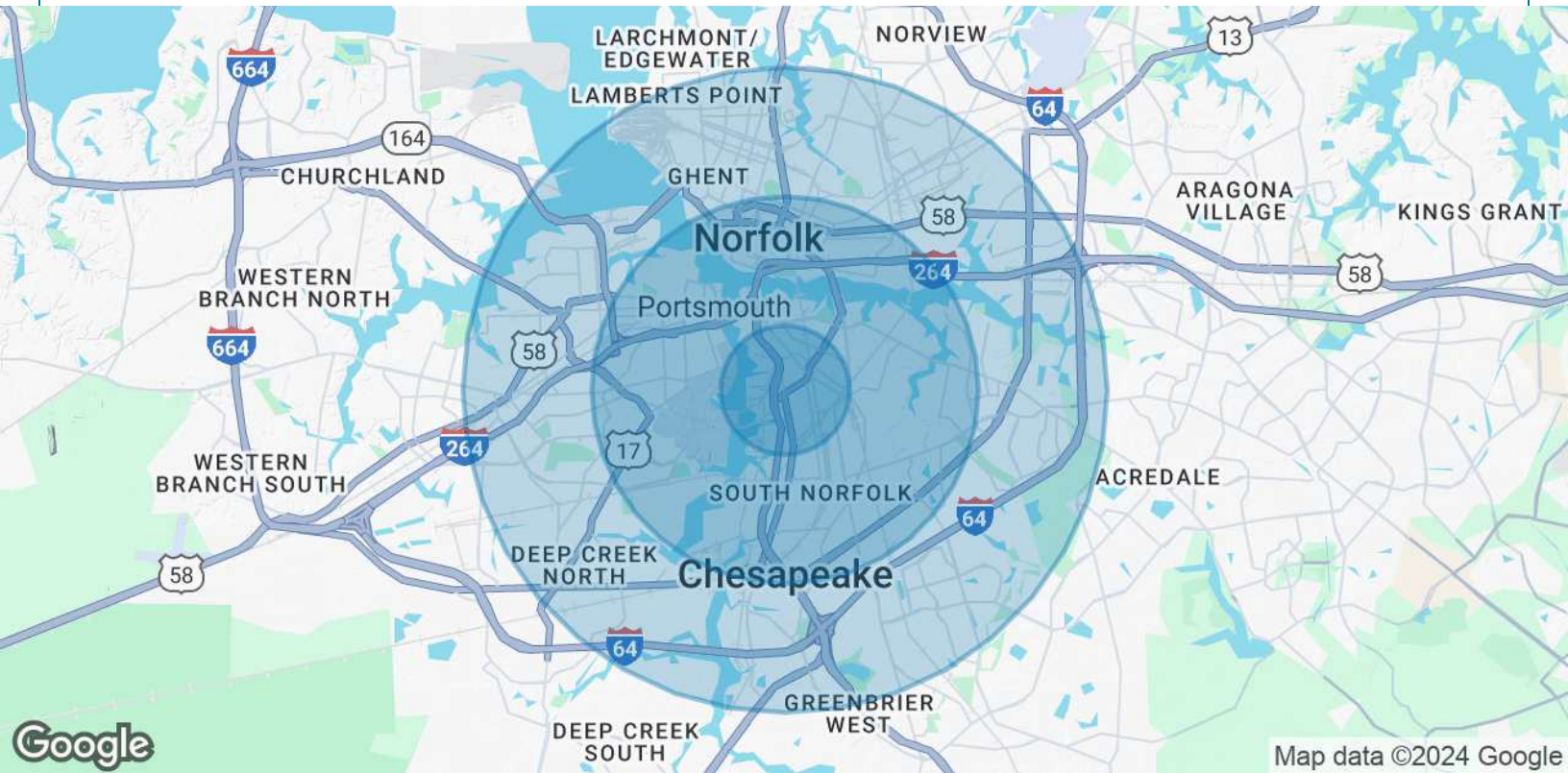


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THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,597	100,240	261,431
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,040	40,383	106,131
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,655	\$74,838	\$82,383
Average House Value	\$251,076	\$271,717	\$296,033

Demographics data derived from AlphaMap

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