

# FOR SALE

757 BROAD ST  
Portsmouth, VA 23707



S.L. NUSBAUM  
REALTY CO.



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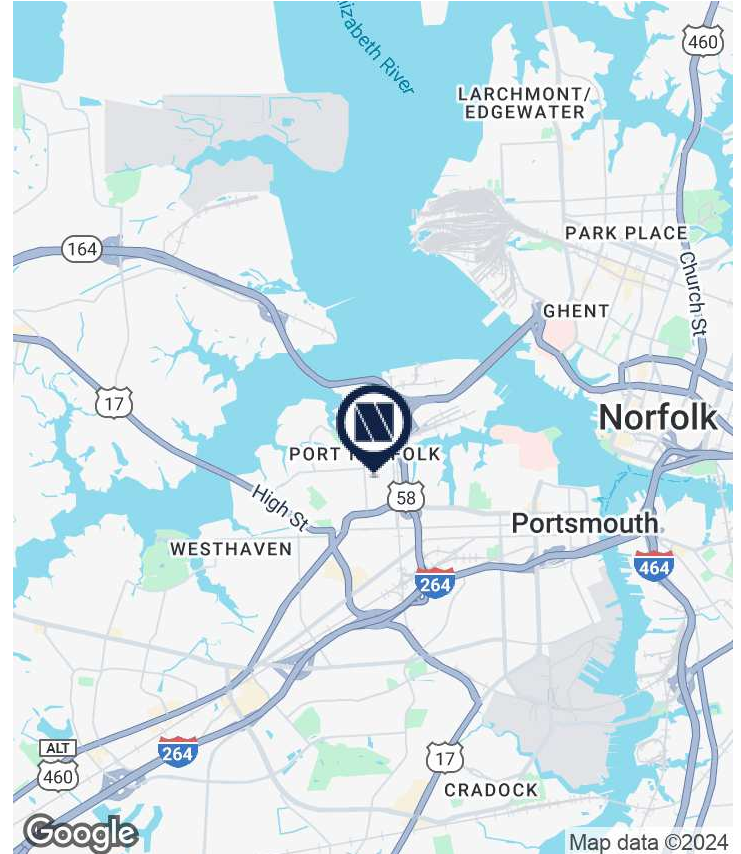
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## OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	2,352 SF
Lot Size:	0.129 AC
Price / SF:	\$106.29
Year Built:	1850
Zoning:	IL

[CLICK HERE FOR PERMITTED USES](#)

## PROPERTY OVERVIEW

This 2,352 SF office building, constructed in 1850, offers a unique opportunity for office or commercial use. Zoned Light Industrial, the property's flexible zoning allows for a range of potential uses.

## PROPERTY HIGHLIGHTS

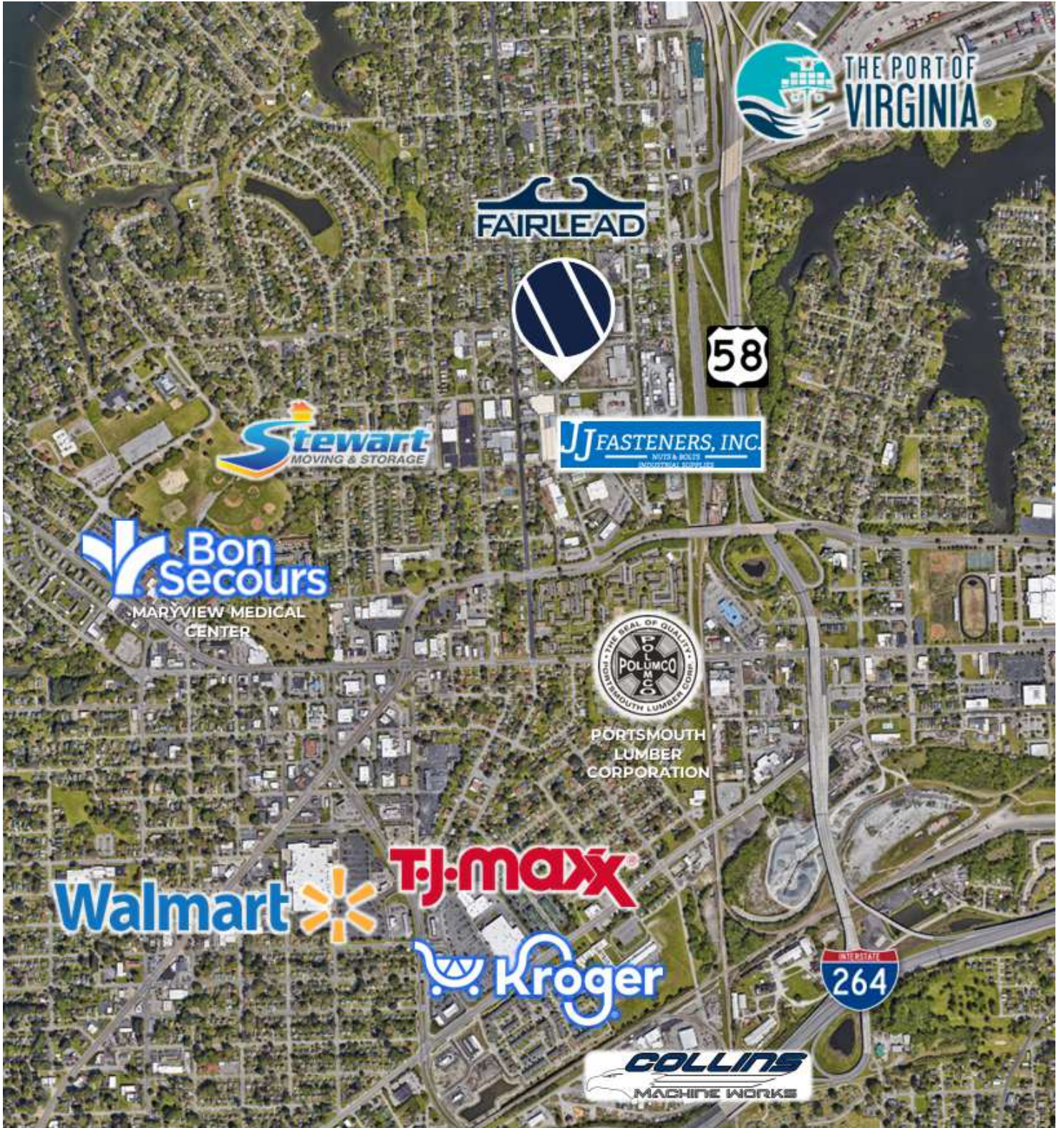
- Ideal office space for nearby warehouse operator
- Centrally located within Portsmouth
- Owner-occupant opportunity
- 6 Private Offices
- Break room kitchenette
- Off-street parking
- 1.2 miles from Portsmouth Marine Terminal & Talton Marine Terminal
- Immediate access to Route 58 and 164 Interchange

# LOCATION MAP

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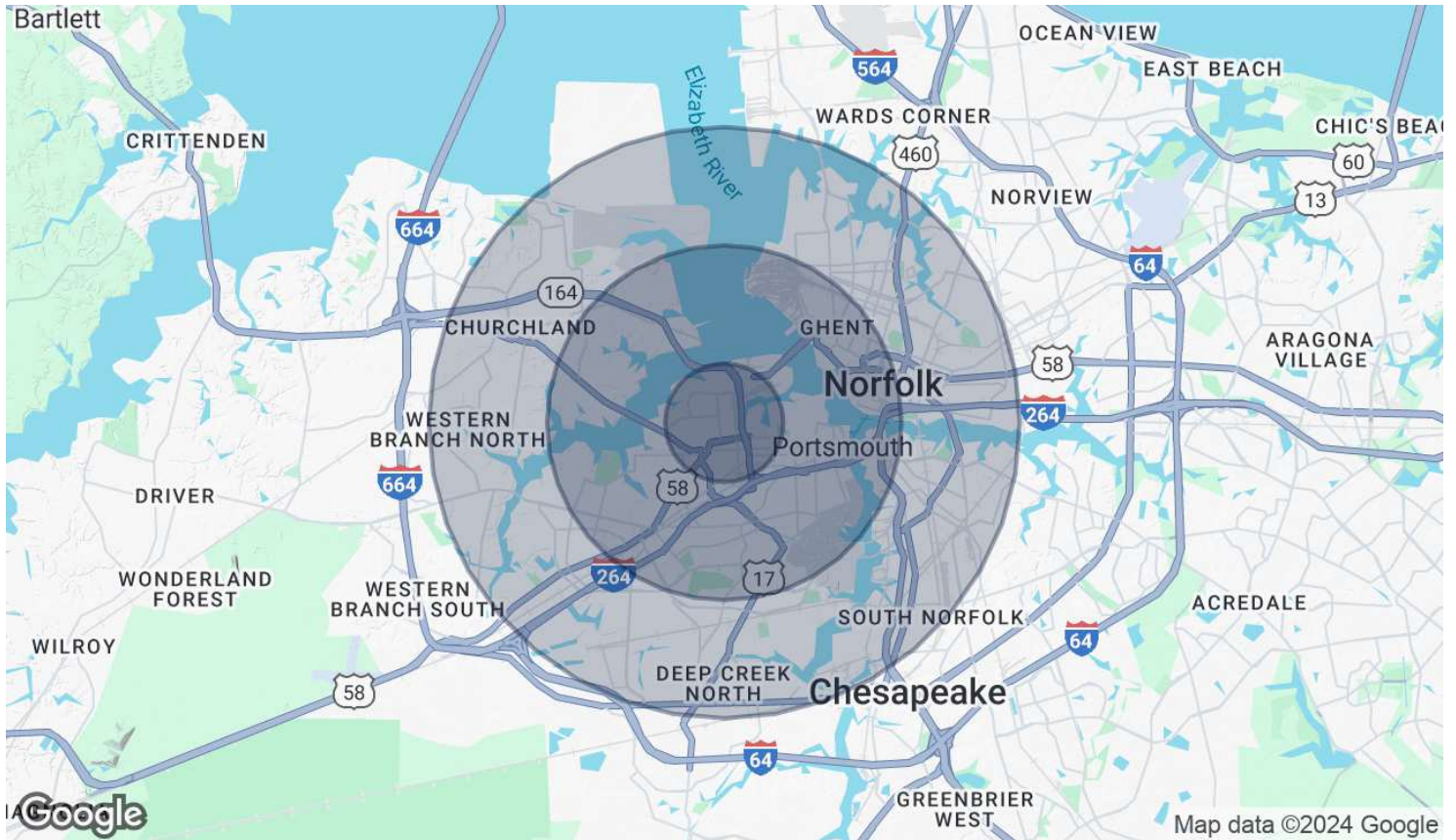


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,991	81,173	236,391
Average Age	39	39	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,292	35,489	94,686
# Of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$73,070	\$84,453	\$85,819
Average House Value	\$254,710	\$301,668	\$312,223

Demographics data derived from AlphaMap

## CONTACT INFORMATION

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### **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.

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