

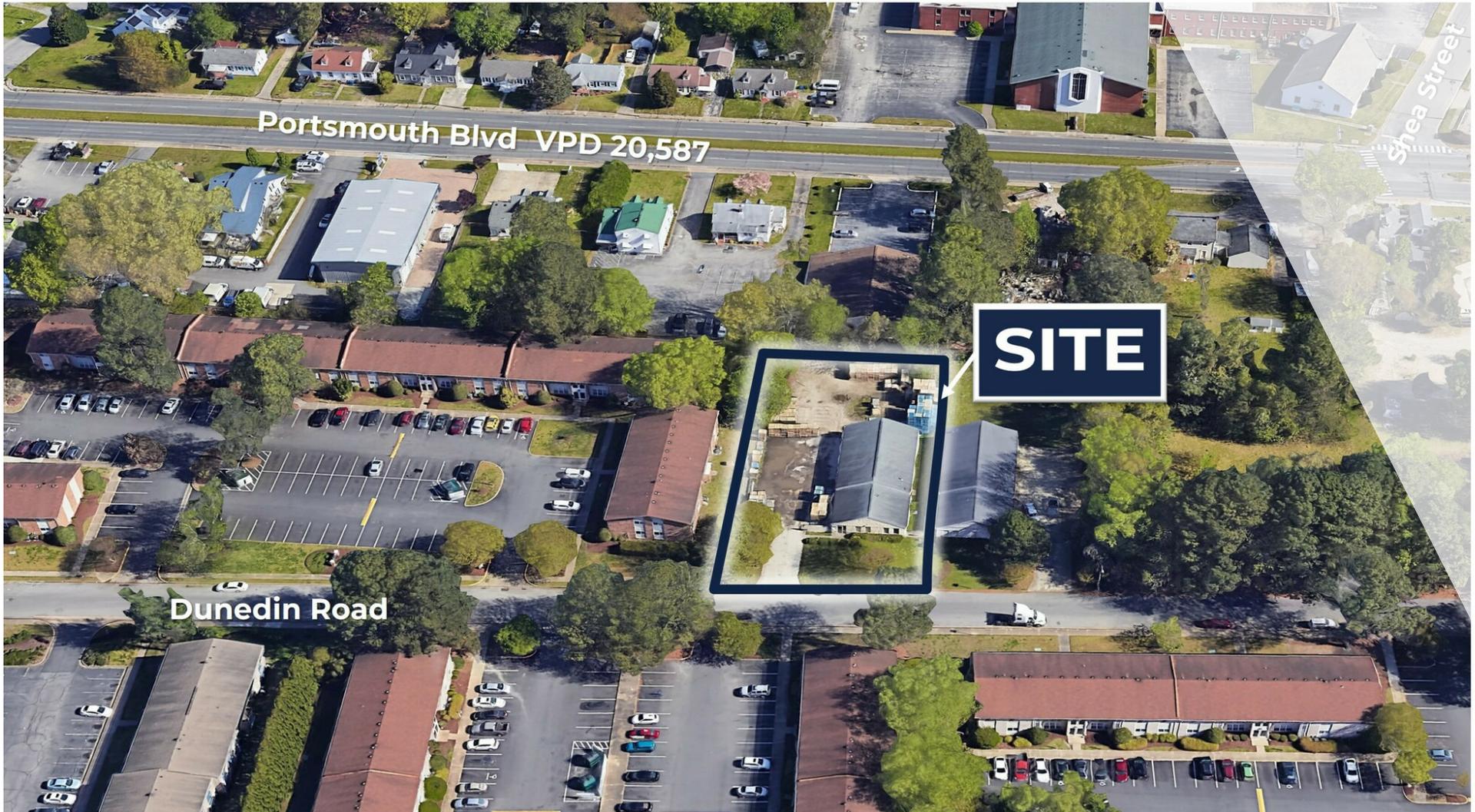
# FOR SALE

## FULLY LEASED FLEX WAREHOUSE WITH YARD

628 Dunedin Rd | Portsmouth, VA 23701



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



### CHRIS ZARPAS

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# EXECUTIVE SUMMARY

## FULLY LEASED FLEX WAREHOUSE WITH YARD

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### OFFERING SUMMARY

Sale Price:	\$485,000
Building Size:	3,440 SF
Lot Size:	17,227 SF
Price / SF:	\$140.99
Year Built:	2004
Zoning:	NMU

### INVESTMENT APPEAL

- Ideal for **owner-user or investor**
- Versatile zoning supports a variety of commercial uses
- Strong potential for long-term value and adaptability

### PROPERTY OVERVIEW

628 Dunedin Road presents a rare opportunity to acquire a well-located office/warehouse asset. With flexible zoning, solid construction, and efficient design, this property is well-positioned to meet the needs of today's users while offering attractive long-term investment potential.

### PROPERTY HIGHLIGHTS

- **3,440 SF** office/warehouse building
- **Built in 2004** – modern construction
- **Zoned NMU (Neighborhood Mixed Use)** – flexible use potential
- **Single-tenant configuration** – easy management
- **Well-maintained, functional layout**
- Bays are **39'** deep
- **12'** Clear height
- **(2) 12' x 10'** Roll-up doors

### LOCATION

- Strategically located in Portsmouth with convenient access to major thoroughfares
- Positioned in an established commercial corridor



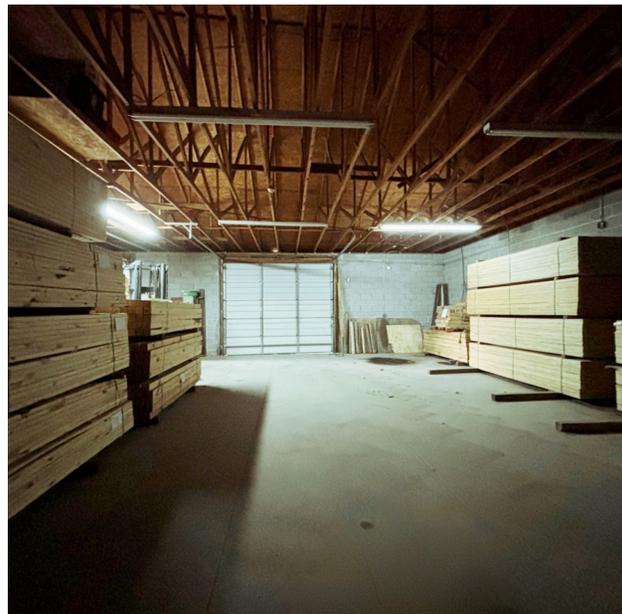
# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

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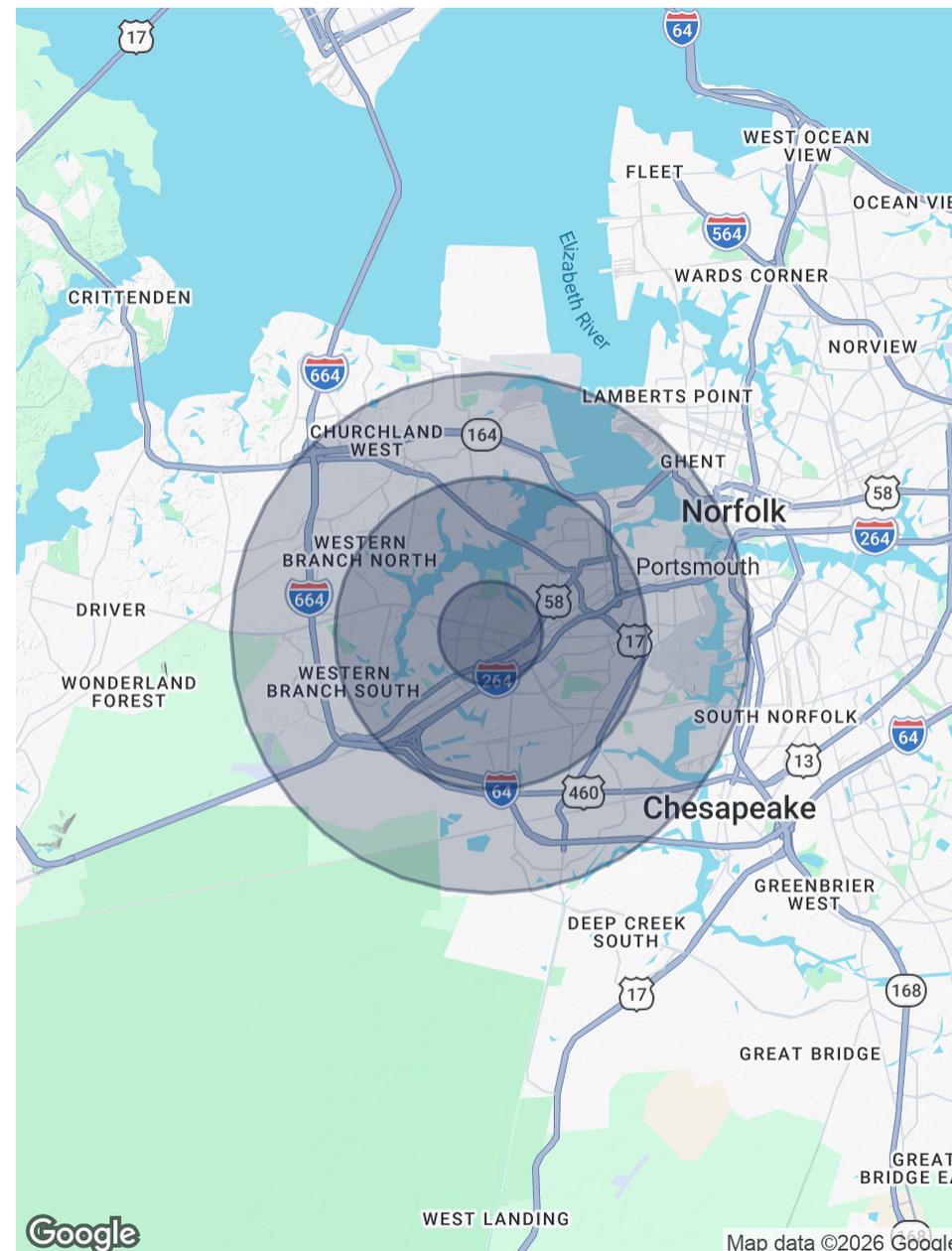
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,485	78,105	166,056
Average Age	35.4	38.1	37.4
Average Age (Male)	33.3	36.1	35.8
Average Age (Female)	37.1	41.0	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,114	31,014	65,790
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$81,250	\$86,165	\$90,188
Average House Value	\$203,740	\$266,259	\$284,643

2023 American Community Survey (ACS)



# CONTACT INFORMATION

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## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

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