

**FOR
LEASE**



1 EAST MELLEN STREET

Contact Agent
for Lease Rates

PROPERTY OVERVIEW

This is a two story landmark historic building located in the former Town of Phoebus (part of Hampton), on the most prominent corner in the area. Property qualifies for state and federal tax credits. Substantial upside potential or opportunity for owner / occupant. The property sits at a signalized intersection, less than a mile to Interstate 64. A recently completed 169 apartment development (Monroe Gates), located three blocks from this property.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	2,554	22,811	47,494
Population:	7,489	51,164	106,272
Avg HH Income:	\$42,866	\$60,855	\$63,006

PROPERTY HIGHLIGHTS

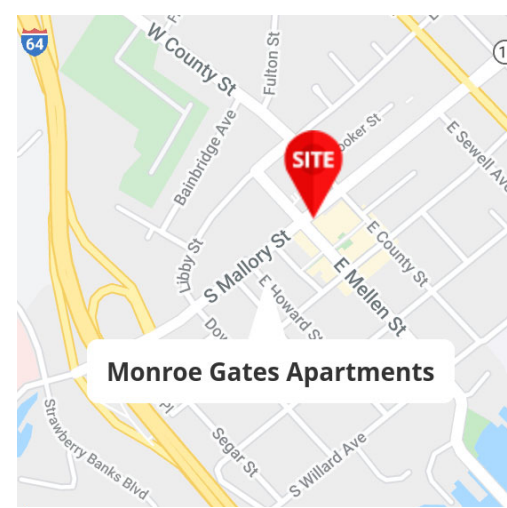
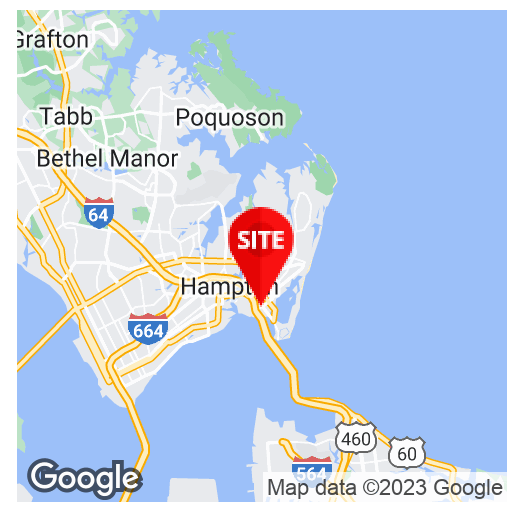
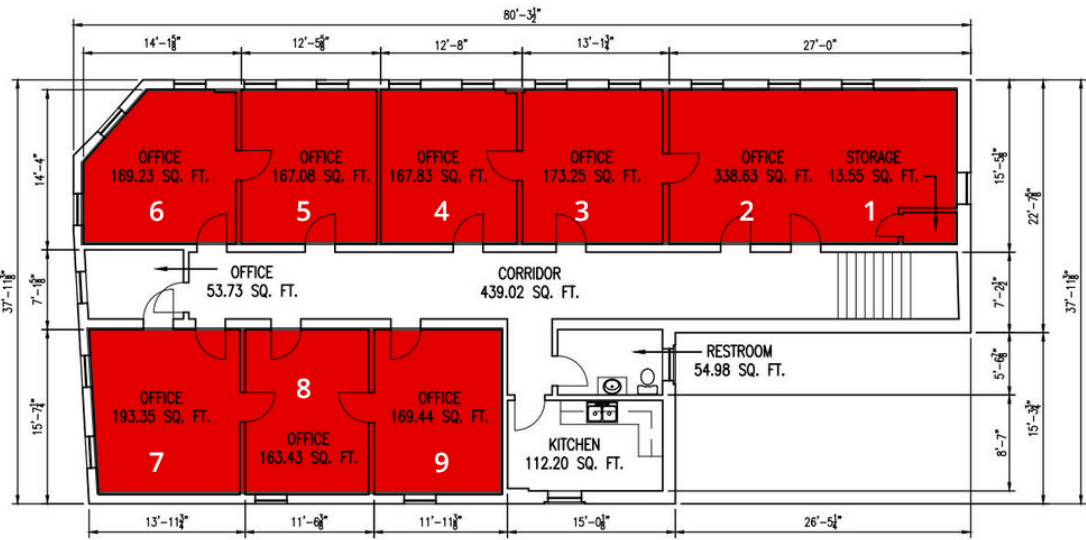
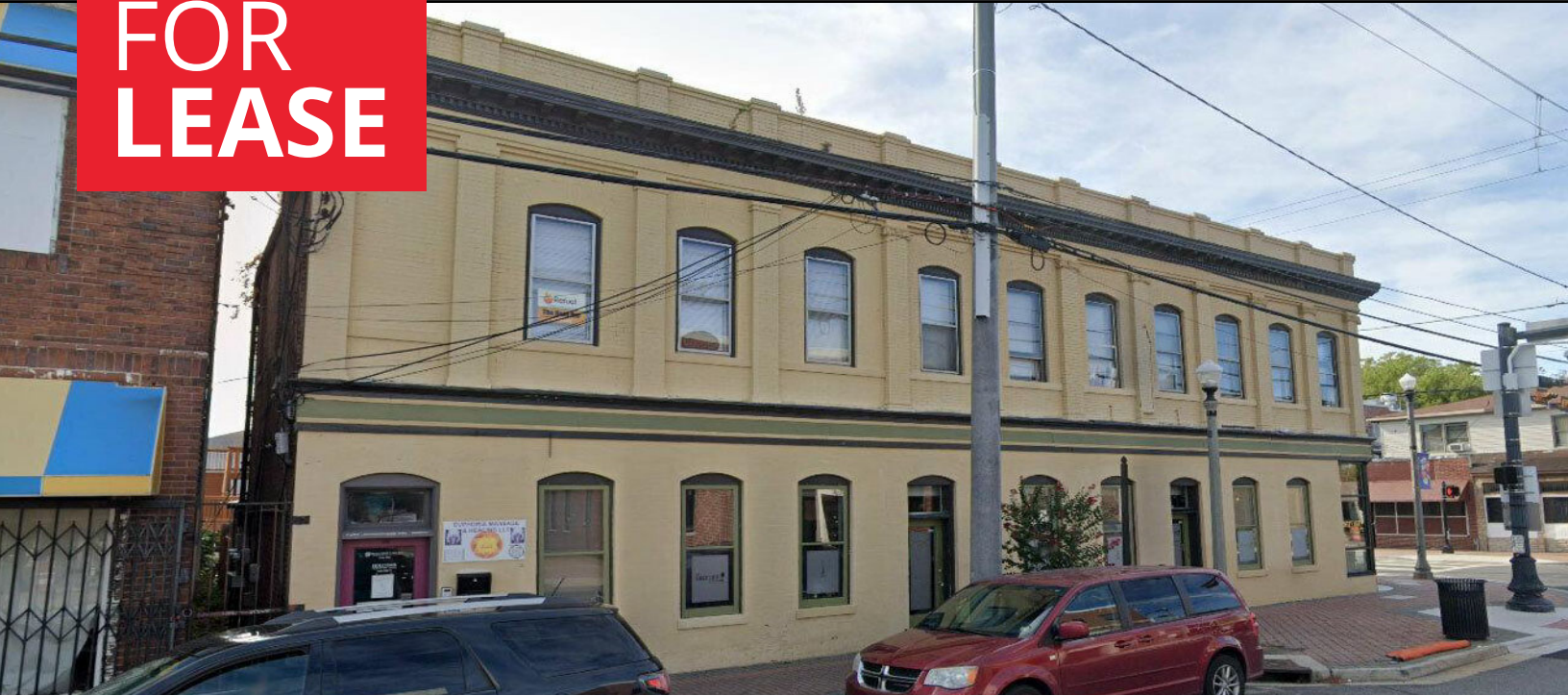
- 2nd floor - 9 Individual suites/offices available for rent, includes utilities and common are kitchen and bathroom
- Property Mix: 50% office; 50% retail
- PRIME corner for lease with superb visibility at the intersection of Mallory and Mellen St
- Built in 1922; Zoning: C2 (Limited-Commercial)
- 2 free surface spaces available

FOR FURTHER INFORMATION, PLEASE CONTACT:

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