



OFFICE  
BUILDING  
**FOR SALE**



CHURCHLAND

3207 CHURCHLAND BLVD, CHESAPEAKE, VA 23321

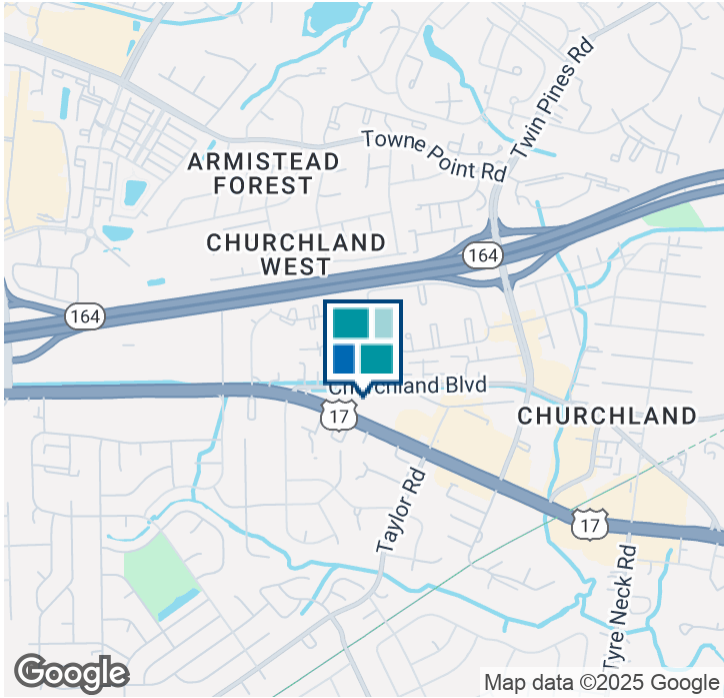


Owner/Agent  
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM

757.513.2500  
chrisg@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,300,000 |
| Building Size: | 7,741 SF    |

PROPERTY OVERVIEW

Fully leased investment sale conveniently located off Route 164 in the desirable Western Branch neighborhood of Chesapeake, 3207 Churchland Blvd offers a generous 7,741 SF originally designed as a multitenant building fully lease to a single occupant. Located 10 minutes from the Port of Virginia and 15 minutes from downtown Norfolk.

PROPERTY HIGHLIGHTS

- 7,741 SF
- Ample parking
- Located just off Route 164
- 10 minutes to The Port of Virginia



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RETAILER MAP



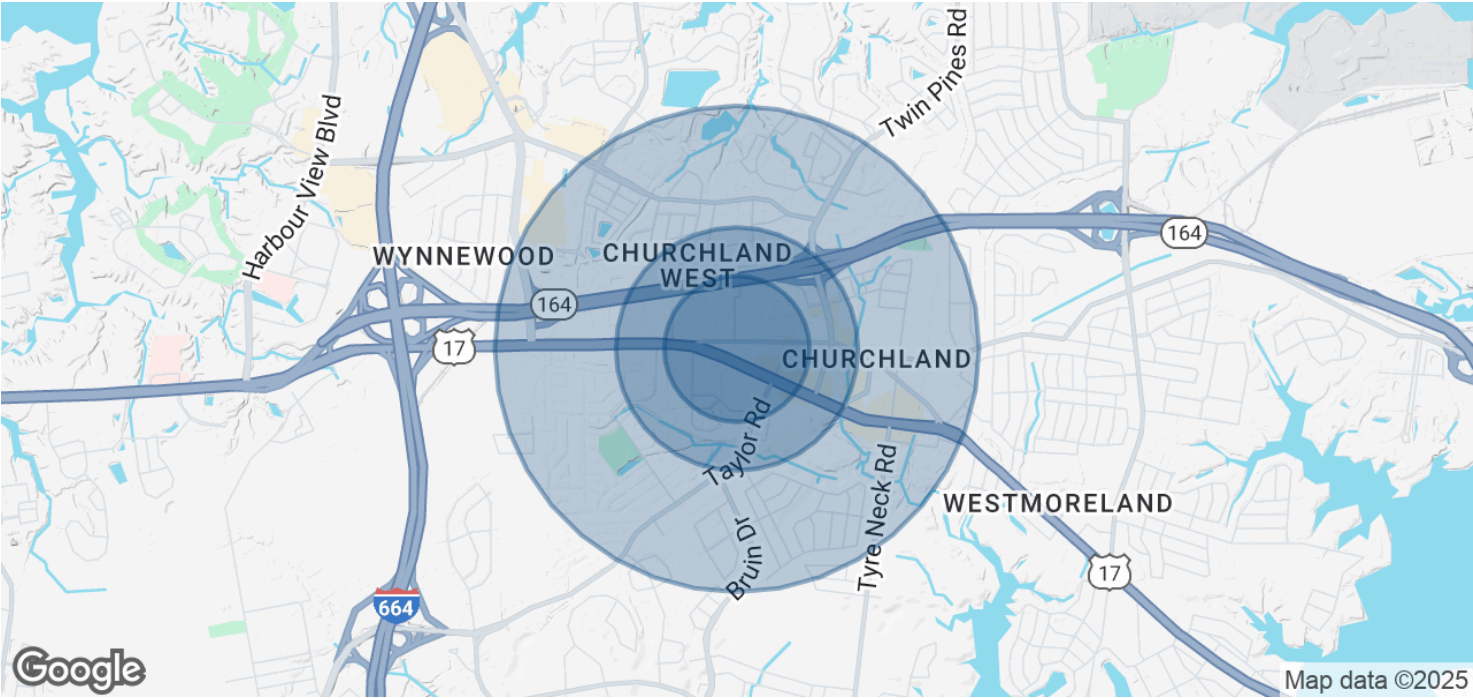
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,316     | 4,043     | 15,054 |
| Average Age          | 37        | 37        | 37     |
| Average Age (Male)   | 35        | 35        | 36     |
| Average Age (Female) | 39        | 38        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 583       | 1,725     | 6,036     |
| # of Persons per HH | 2.3       | 2.3       | 2.5       |
| Average HH Income   | \$64,092  | \$71,907  | \$88,840  |
| Average House Value | \$534,680 | \$413,982 | \$350,209 |

Demographics data derived from AlphaMap

## DISCLAIMER

### **KPM, LLC REPRESENTS THE OWNER.**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.