



RETAIL PROPERTY FOR SALE

17 EAST MELLEN STREET

HAMPTON, VA 23663



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$97.02
Building Size:	4,638 SF

PROPERTY OVERVIEW

This charming multi-purpose building is located in the heart of Historic Phoebus, just minutes from Ft. Monroe, and Buckroe Beach, with excellent access to Interstate 64 (Mallory St. exit). With its charming wood structure and large 2nd floor patio area overlooking Historic Phoebus, you are sure to experience all Hampton has to offer.

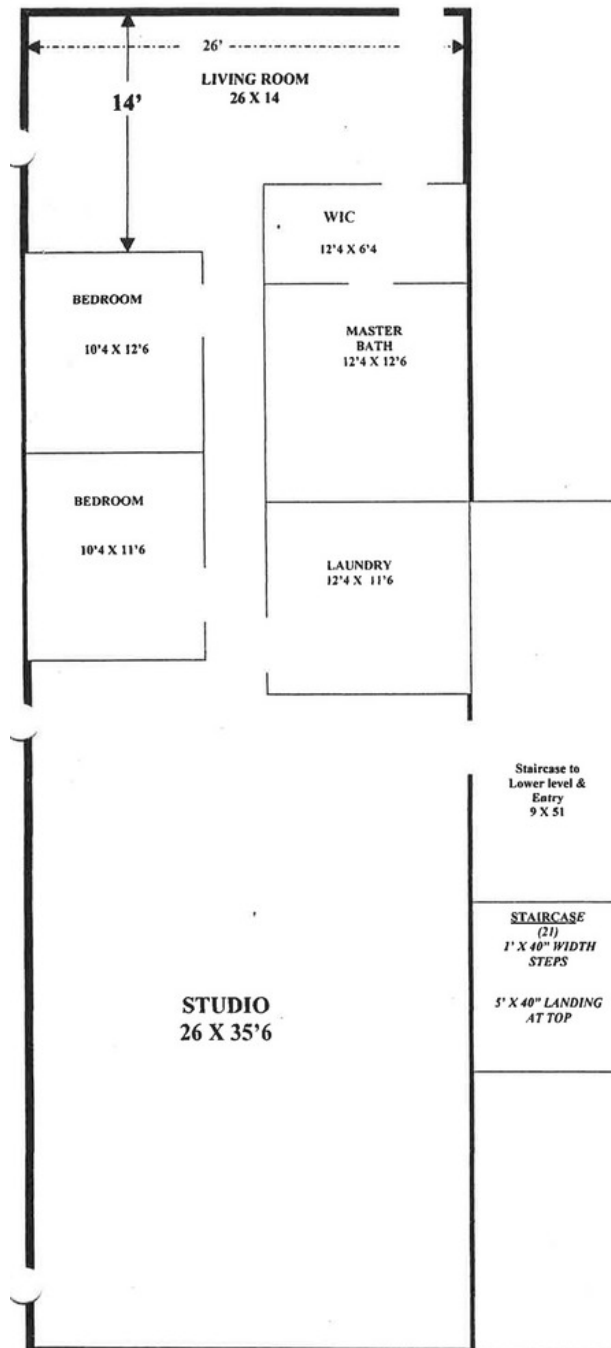
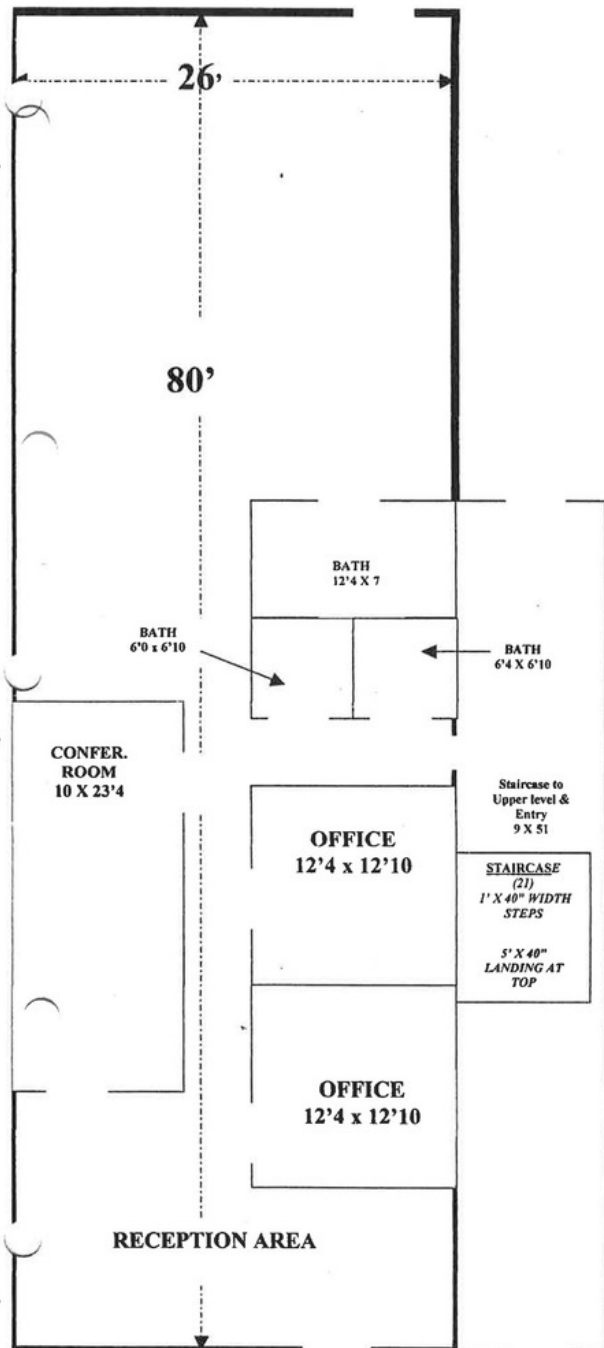
PROPERTY HIGHLIGHTS

- Building accommodates retail/office/apartment use.
- Area tenancy: McDonald's, Hardee's, Mango Mango, and Panache Bistro.
- Old Point National Bank Corp. Headquarters
- Nearby parks include Phoebus Waterfront Park & Mill Point Park
- Within minutes of the Crowne Plaza, Virginia Air & Space Museum and several restaurants

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FLOOR PLANS



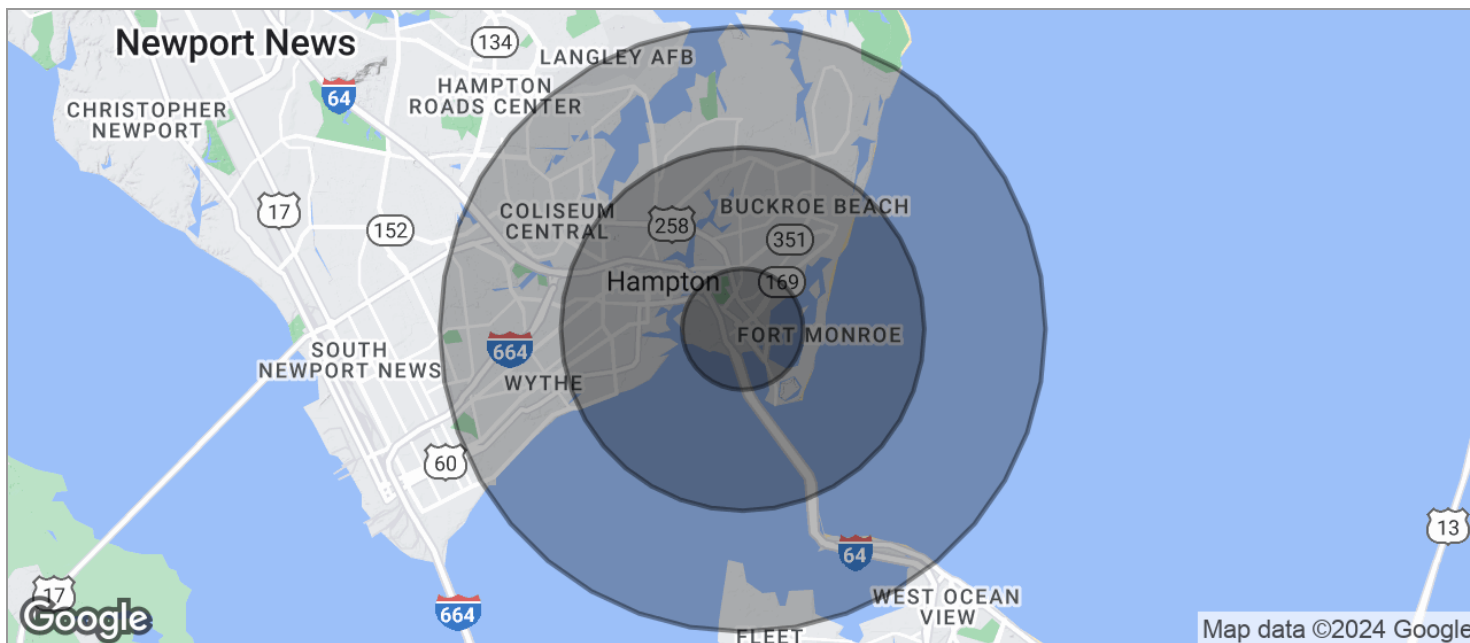
1 FIRST FLOOR

2 SECOND FLOOR

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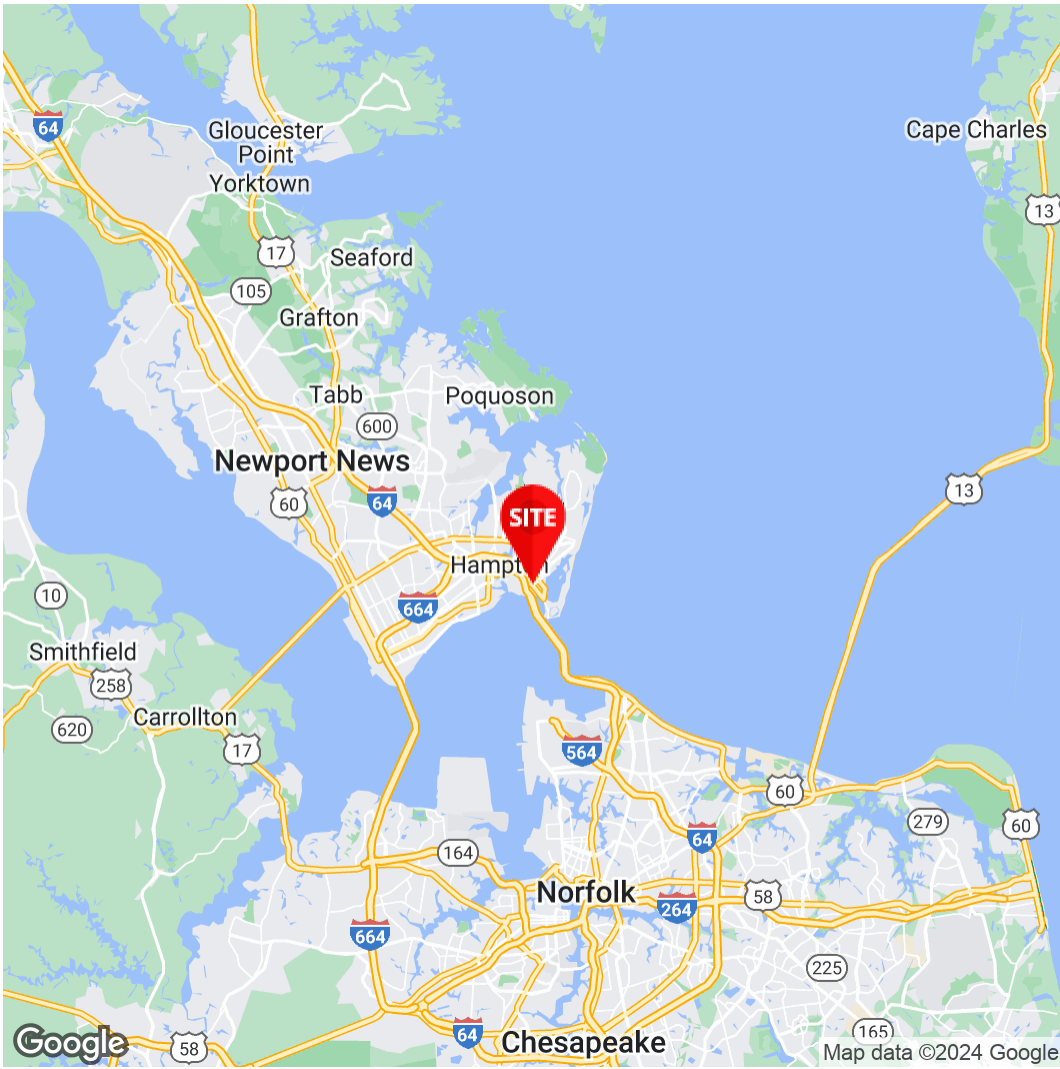
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	6,583	53,724	118,481
MEDIAN AGE	36	40	39
MEDIAN AGE (MALE)	36	38	37
MEDIAN AGE (FEMALE)	37	41	40
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,334	22,100	46,631
# OF PERSONS PER HH	2.8	2.4	2.5
AVERAGE HH INCOME	\$65,298	\$84,397	\$86,181
AVERAGE HOUSE VALUE	\$244,597	\$271,403	\$279,772

* Demographic data derived from 2020 ACS - US Census



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