



PROPERTY DESCRIPTION

Rare two story office/warehouse for sale in City Center

Centrally located in City Center

Easy access to I-64, Newport News/Williamsburg International Airport (PHF) and Public Transportation

PROPERTY HIGHLIGHTS

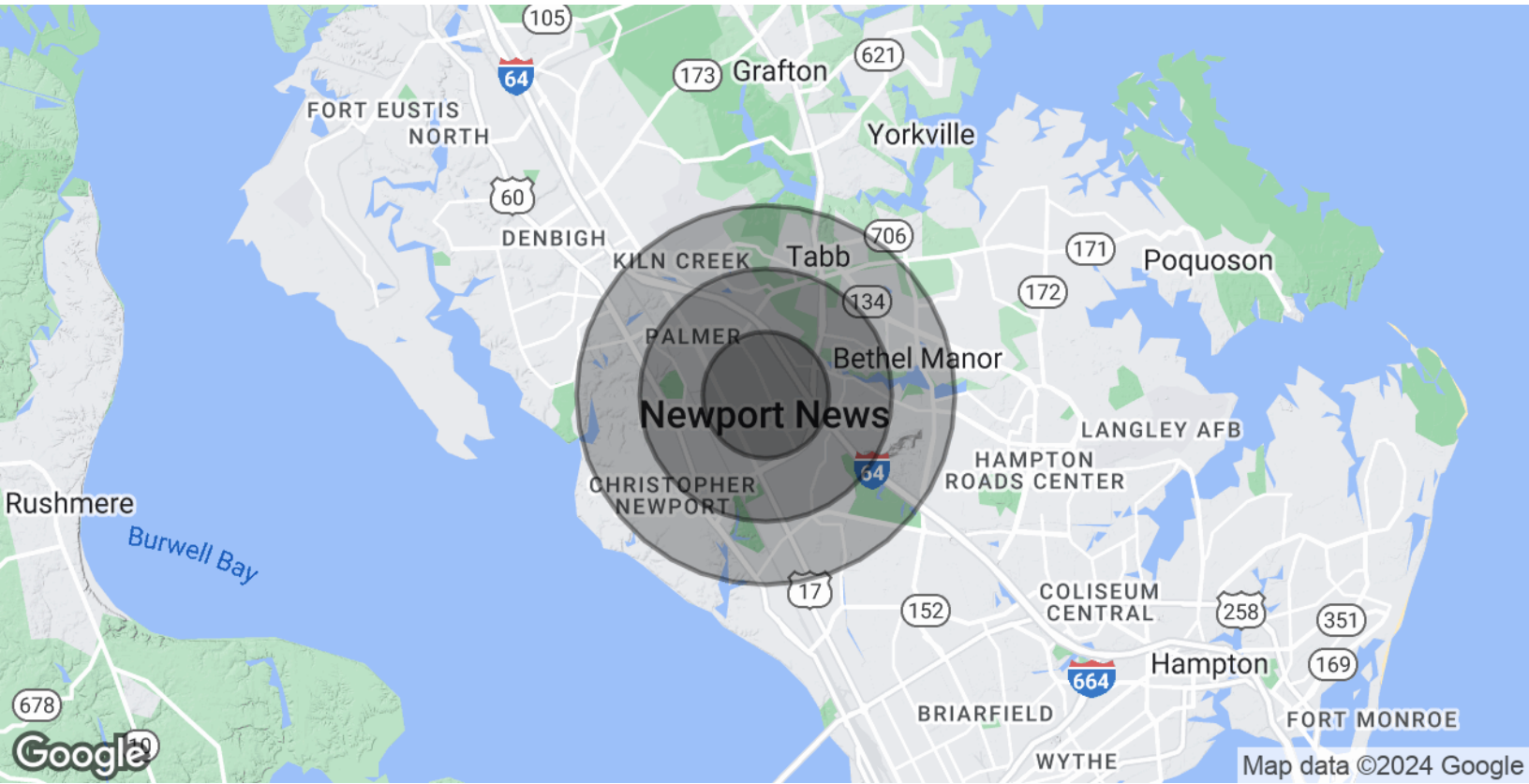
- 2 stories
- kitchenette/breakroom
- 4 bathrooms
- mezzanine
- motion censored lights
- 2 heaters in warehouse
- 2 bay doors, 2 back entrances 2 front entrances
- 16 ft ceiling height in warehouse
- front and rear parking

OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	Office 5,224 SF Warehouse 2,651 SF 1st Floor Total 7,875 SF
HOA Fees	\$1,275.00 per quarter

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,633	19,444	35,992
Total Population	8,575	42,697	85,003
Average HH Income	\$53,483	\$66,256	\$75,511





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,575	42,697	85,003
Average Age	32.0	36.0	36.2
Average Age (Male)	30.8	34.3	34.5
Average Age (Female)	32.0	35.9	36.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,633	19,444	35,992
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$53,483	\$66,256	\$75,511
Average House Value	\$147,693	\$194,695	\$201,393

2020 American Community Survey (ACS)