

SHOPPING CENTER FOR SALE

114 Chowan Drive
Portsmouth, VA 23701



PRICE REDUCTION: 1,250,000

ABOUT PROPERTY

- Property Size:
 - Building - 11,044 square feet
 - Lot Area - 1.09 acres
- Zoned: GMU (General Mixed Use)
- Currently 100% leased
- Excellent Owner-Occupant opportunity, leases are short term
- Building recently received new roof
- 51 parking spaces
- Close proximity to retail shops, restaurants and numerous other amenities
 - 1 mile from Rivers Casino
- Conveniently located off of Airline Blvd (13,849 VPD)
- Easy access to I-264, Downtown Tunnel



For more information:

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

TENANT ROSTER | 114 Chowan Drive, Portsmouth, VA 23701



Tenant Roster

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>	<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
114A	Believe Nails & Hair Institute LLC	1,520	124	Professional Training Institute & Thrown Chair Rental	800
114	Residential Living Options, LLC	1,520	126	Professional Training Institute	800
116	Geezy Styles	800	128	Karizma Hair Studio	800
116A	TLC Home Health LLC	800	130	Hotep Home LLC	800
118	Music School	800	132	Make Me Over Permanent Cosmetics LLC	800
120	Event Planner	800			
122	Coach Nadine Quarles LLC	800			11,040

SURVEY | 114 Chowan Drive, Portsmouth, VA 23701

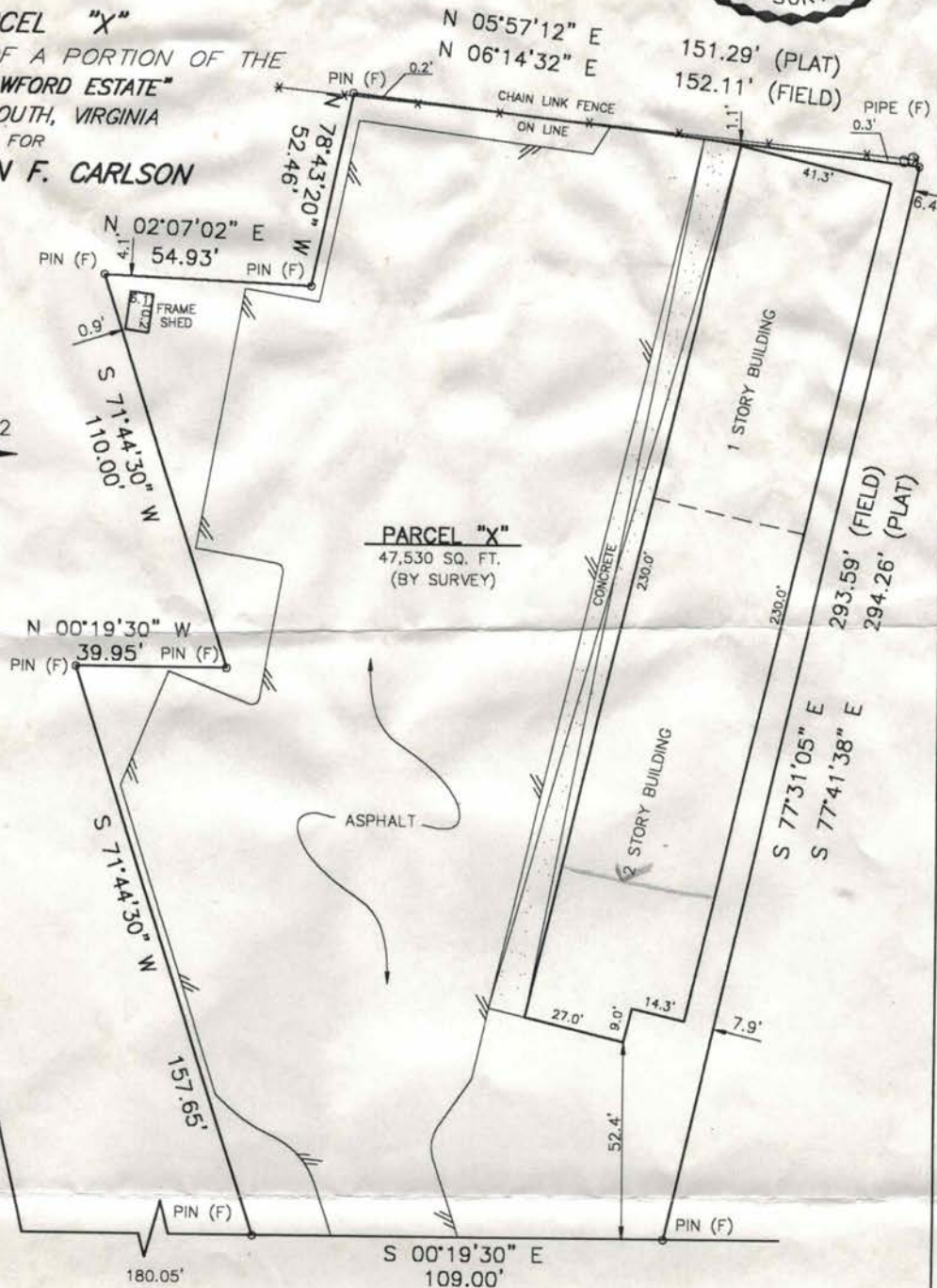
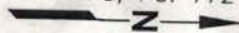
THIS IS TO CERTIFY THAT ON JUNE 2, 1998 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, VA. COMMUNITY - PANEL No. 515529-0050B
 EFF. DATE: 5-15-70
 REV. DATE: 11-2-83
 (BY SCALED MAP LOCATION & GRAPHIC PLOTTING ONLY)
 THIS IS NOT A RECORDABLE DOCUMENT



PHYSICAL SURVEY
 OF
 PARCEL "X"
 "SUBDIVISION OF A PORTION OF THE
 C.R. CRAWFORD ESTATE"
 PORTSMOUTH, VIRGINIA
 FOR
 KATHLEEN F. CARLSON

D.B. 775, PG. 772



DEMOGRAPHICS | 114 Chowan Drive, Portsmouth, VA 23701



KEY FACTS WITHIN 5 MILES



166,809
POPULATION



38.6 MEDIAN
AGE



2.46
AVG.
HOUSEHOLD
SIZE

\$91,463
Average Household
Income



5,079
TOTAL BUSINESSES



120,984
TOTAL EMPLOYEES

