

# LEASE

## 25527 TIDEWATER TRL

25527 Tidewater Trl Port Royal, VA 22535



### PROPERTY DESCRIPTION

4,200 sf Industrial/Flex Building for Lease in Port Royal, VA

### PROPERTY HIGHLIGHTS

- 4,200 sf Industrial/Flex Building for Lease in Port Royal. VA
- 1,800 sf Office space - 3 offices, one restroom, storage area
- 2,400 sf of Warehouse space
- 2 Roll up doors
- Large fenced in storage area in rear of property
- 1.90 Acre Parcel
- B-1 Zoning - variety of uses allowed
- Fronts Route 17 -approx. 15,000 VPD
- Located adjacent to new Royal Farms Convenience Store (Opens in 2024)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,200 SF
Lot Size:	3,817,249,920 SF
Building Size:	2,400 SF
Zoning:	B1
APN:	13A-A-9

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	9	711	6,741
Total Population	61	2,644	19,110
Average HH Income	\$75,841	\$115,169	\$92,597

**Donny Self, CCIM**  
540 842 6202



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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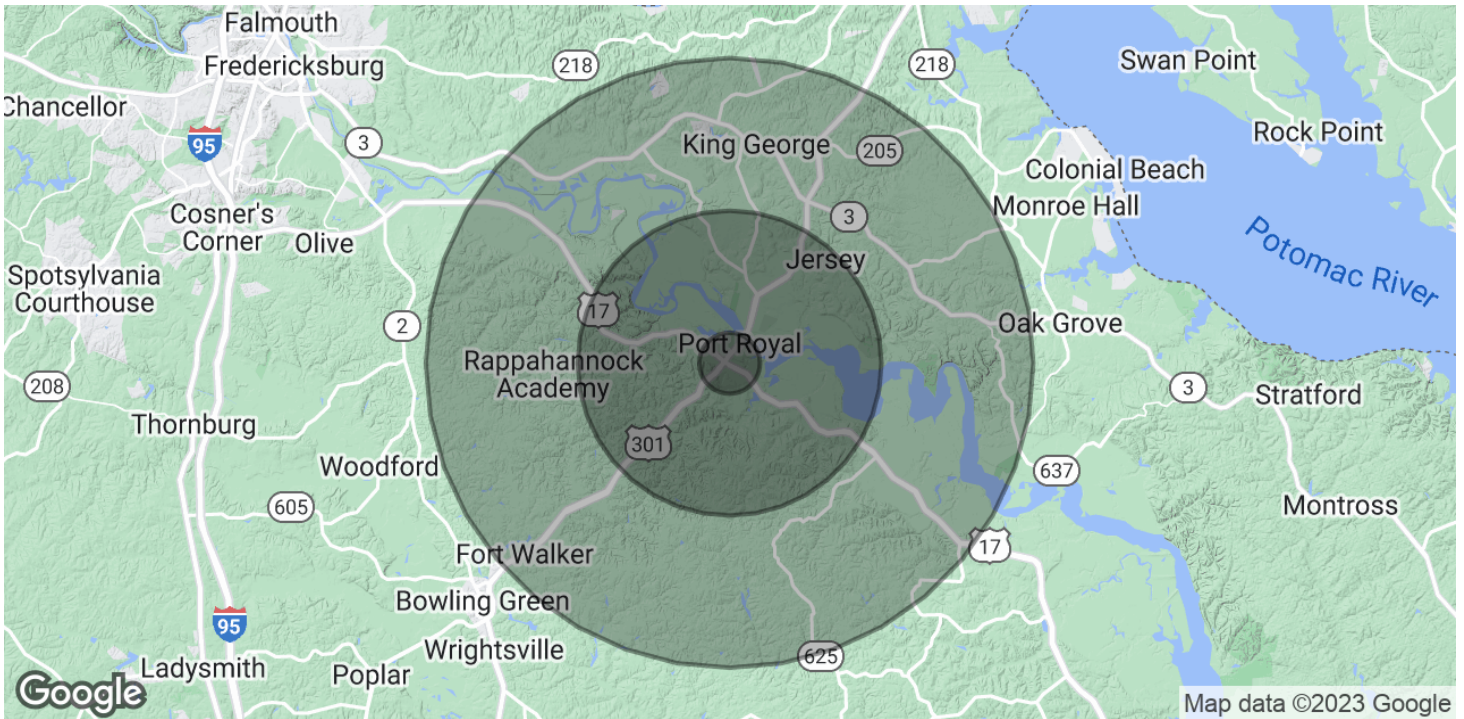


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	61	2,644	19,110
Average Age	23.6	33.5	37.1
Average Age (Male)	23.3	31.9	35.4
Average Age (Female)	34.1	37.3	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9	711	6,741
# of Persons per HH	6.8	3.7	2.8
Average HH Income	\$75,841	\$115,169	\$92,597
Average House Value	\$214,943	\$301,529	\$270,727

\* Demographic data derived from 2020 ACS - US Census

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