

OFFICE BUILDING AND LAND FOR SALE

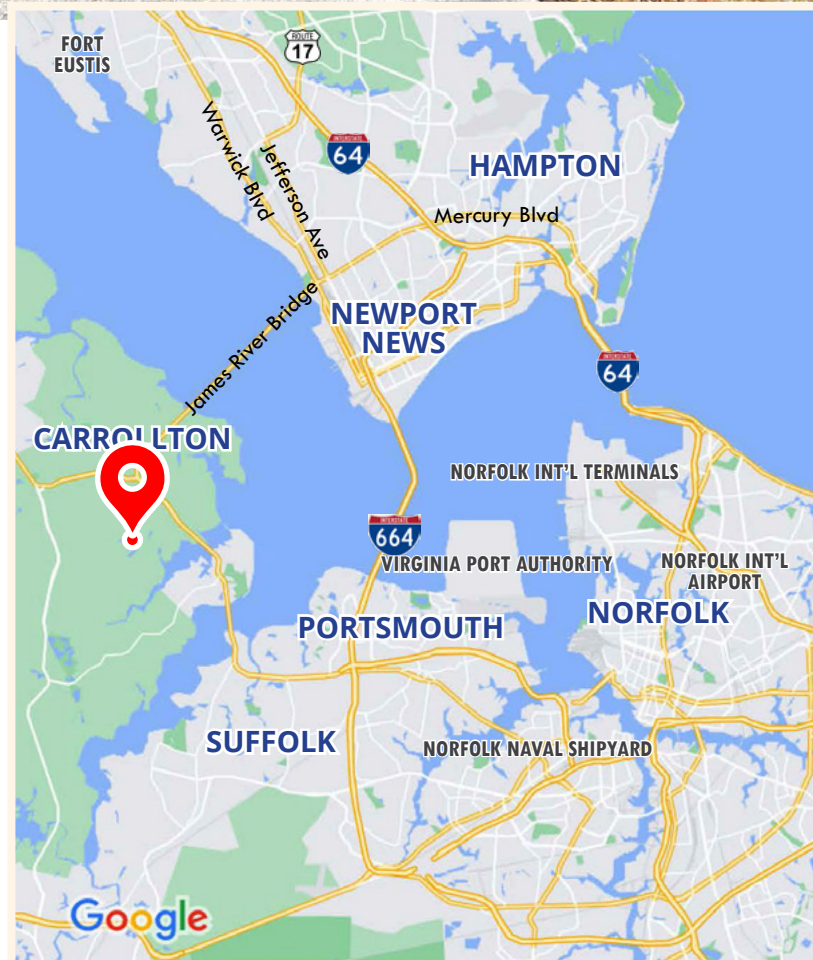
15154 Carrollton Boulevard
Carrollton, VA 23314



ABOUT PROPERTY

- 6,024 square foot office building located on 6.09 acres of land
- Two tenants:
 - 1) Lighthouse Preschool leases 3,313 SF
 - 2) Crush It on Canvas leases 2,711 SF
- Zoned GC - General Commercial District
- Two parcels:
 - Parcel 34-01-049B contains 4.0 acres
 - Parcel 34-01-040C contains 2.09 acres
- Estimated Net Operating Income Calculation

Gross Rent =	\$87,418
Operating Expenses =	\$29,630
NOI =	\$57,788
- Ample and convenient parking
- Prominent pylon sign
- SALE PRICE: \$2,000,000**



For more information:

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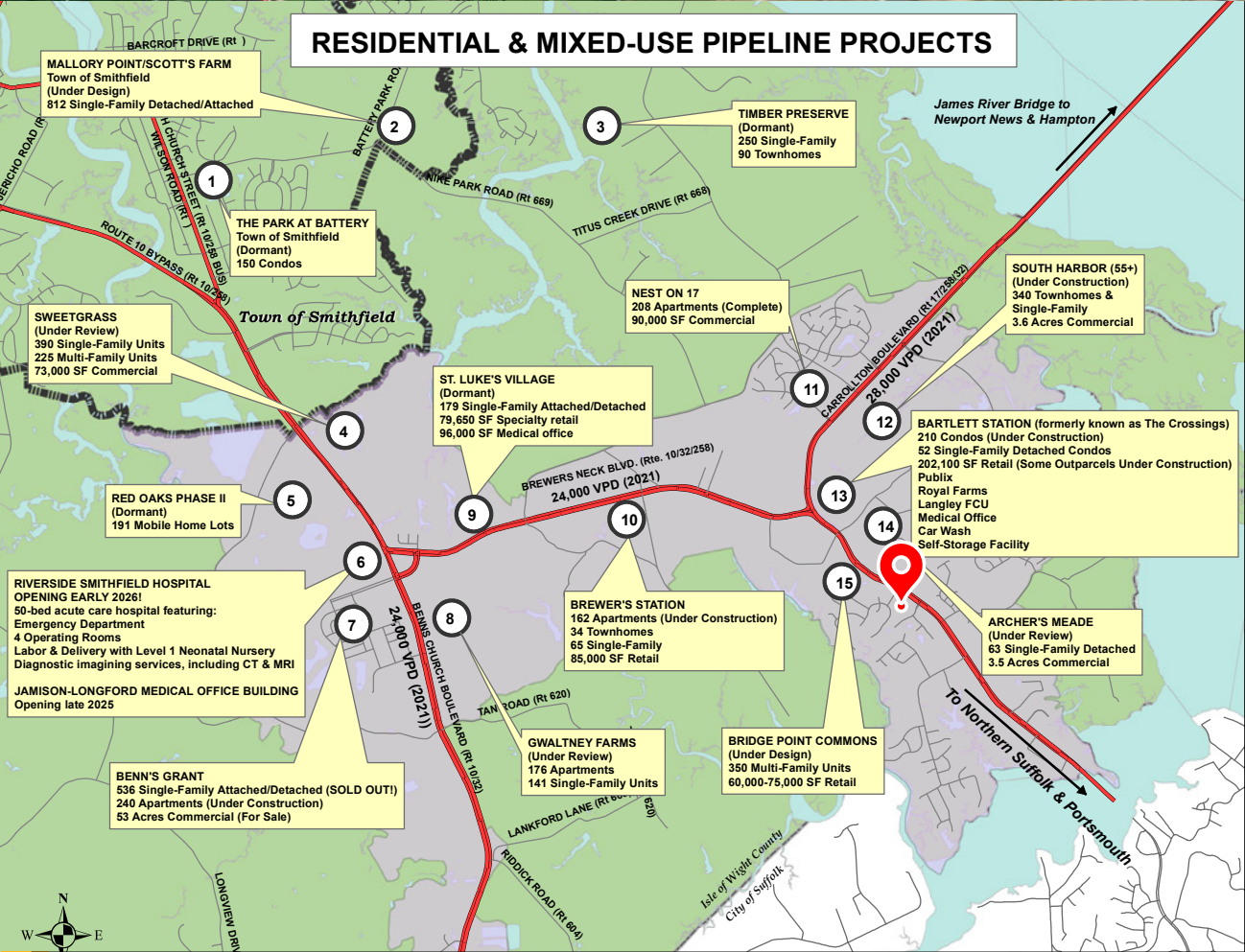
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NEWPORT DEVELOPMENT SERVICE DISTRICT
Isle of Wight County, Virginia

The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066
Median home value is \$351,400

Traffic Counts (2019): Average VPDs:
Route 17 = (29,000)
Route 10/32/258 = (25,000)
Route 10 = (25,000)

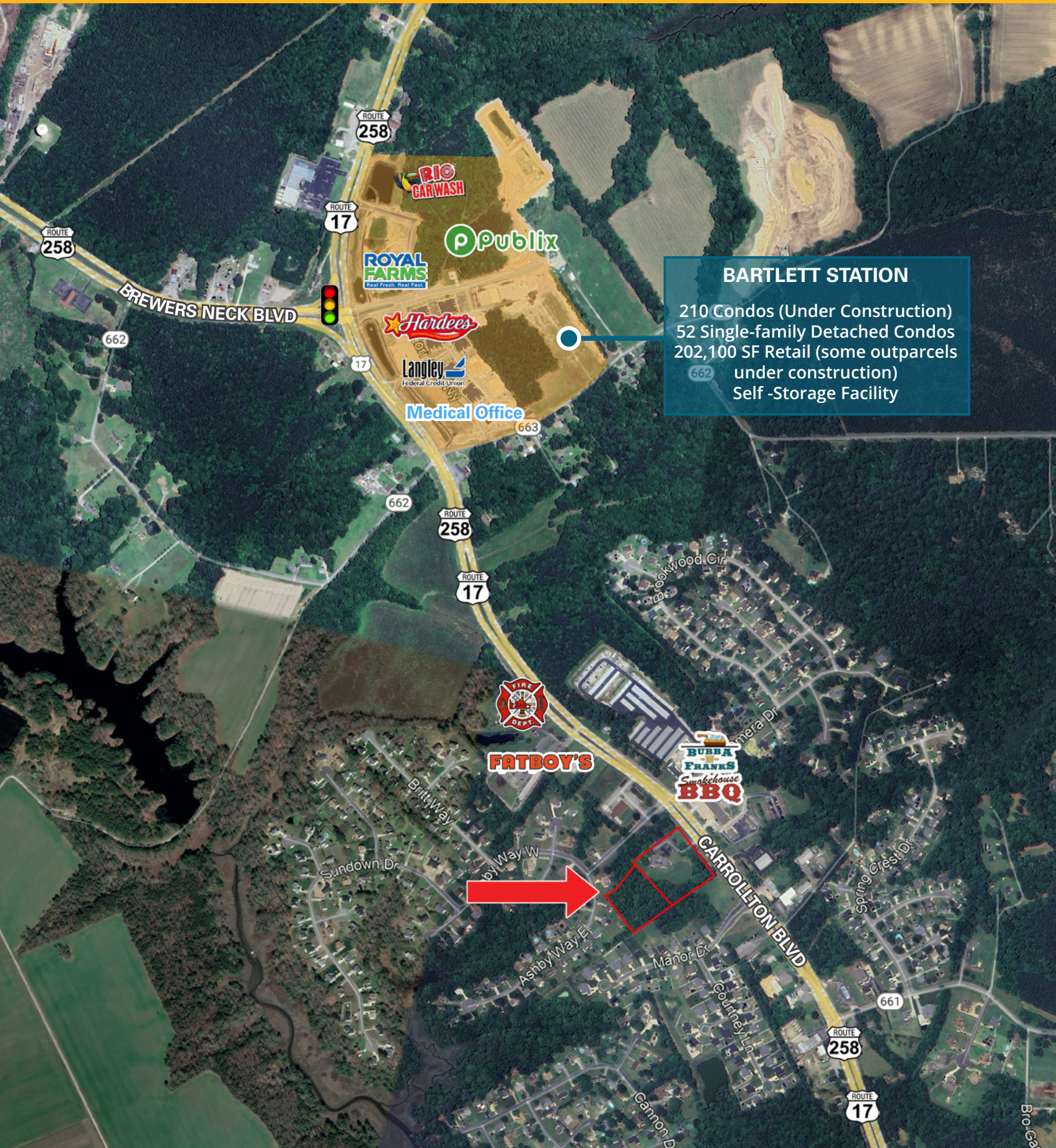
In Close Proximity to:
Smithfield = (1 mile)
Northern Suffolk = (5 miles)
Newport News = (5 miles)
Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles).

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

Local Roots. Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA
For more information, contact:
Isle of Wight Economic Development



BARTLETT STATION
210 Condos (Under Construction)
52 Single-family Detached Condos
202,100 SF Retail (some outparcels
under construction)
Self-Storage Facility