

# 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:

**A'DAYE FOSTER**

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**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)

# TENANT ROSTER | 114 Chowan Drive, Portsmouth, VA 23701



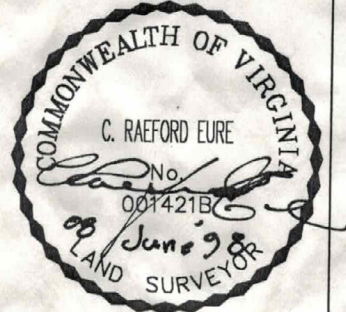
## Tenant Roster

<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

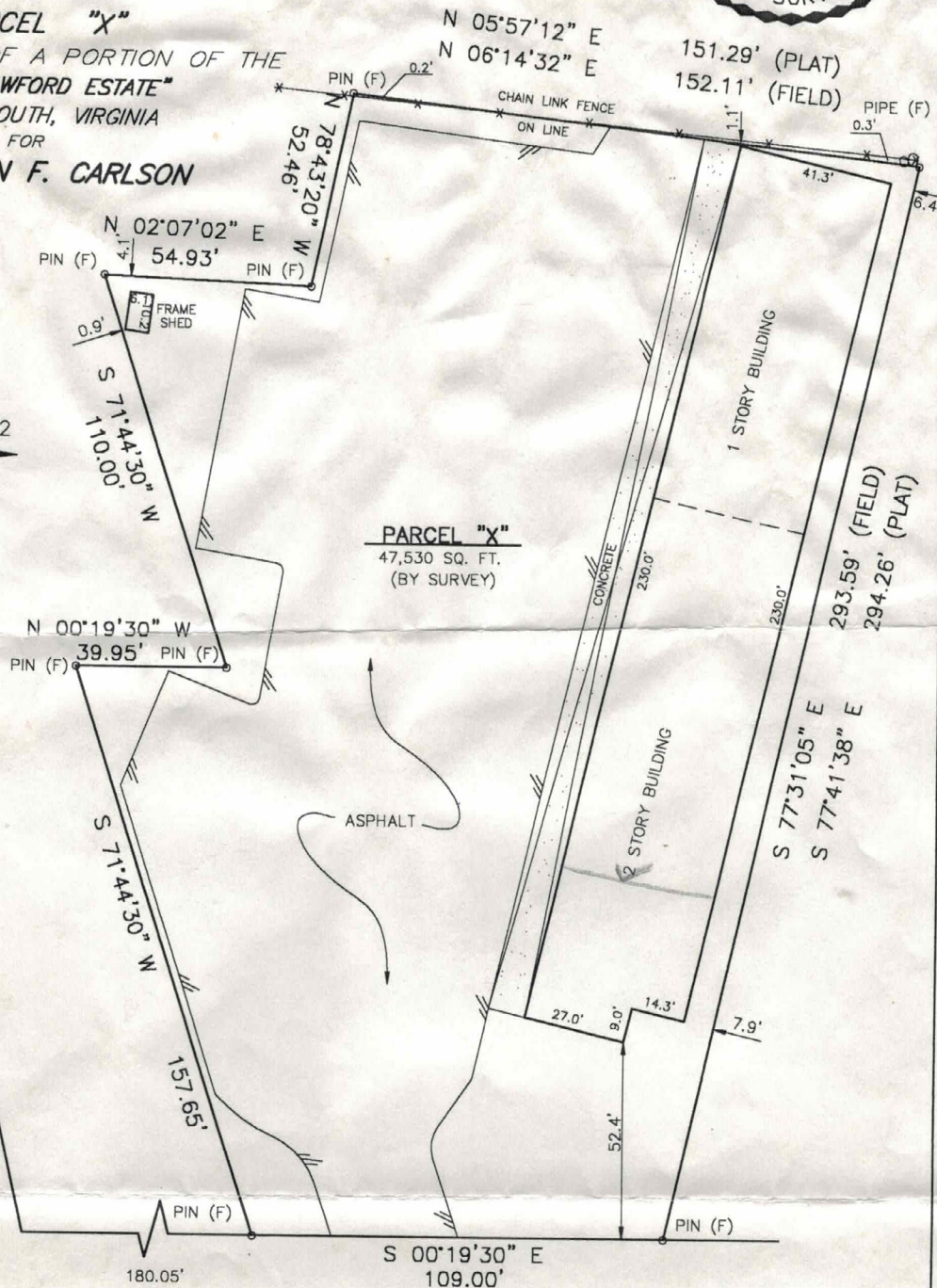
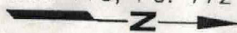
THIS IS TO CERTIFY THAT ON JUNE 2, 1998 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

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

