

Retail Investment Property For Sale

701 and 703 Airline Boulevard, Portsmouth VA 23707



701 Airline Blvd



703 Airline Blvd

Below market rents with long term investment upside

- For sale below assessed value
- High traffic location
- Two connected properties: 4,098 and 2,924 square feet
701 has 0.2 acres and 703 has 0.45 acres
- Total of 7,022 square feet on 0.65 acres
- Current City assessment of \$763,490.00
- Tidewater Sew Vac just renewed their lease for an additional 5 year term
- Current lease has gross rent fixed for the full term
- Landlord pays taxes, insurance and maintenance

Sales Price: \$699,000

PRESENTED BY:

Jonathan Guion, SIOR

Broker

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MID ATLANTIC
COMMERCIAL
REAL ESTATE

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Tenant completing interior improvements to expand showroom and storage areas

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	5,250	34,271	90,632
Total Population:	12,730	81,861	229,386
Average Income:	\$60,429	\$73,492	\$79,827

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