



Newly Updated Flex Space!

- Perfect for a small contractor or similar user
- Great Bridge location just off Battlefield Boulevard near Locks on NORTHERN SIDE of bridge
- Signalized Intersection at Battlefield/ Tilden
- Front area with private office & meeting/ reception area
- Rear warehouse area w/ garage door, pedestrian door & bathroom
- Block construction
- Updated electric w/ new 150- amp box, Updated plumbing, New front area HVAC

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	1,727	22,356	45,630
Total Population:	4,594	70,518	148,842
Average Income:	\$96,877	\$108,771	\$104,422

Rental Rate: \$1,100/month
Tenant pays for electricity

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

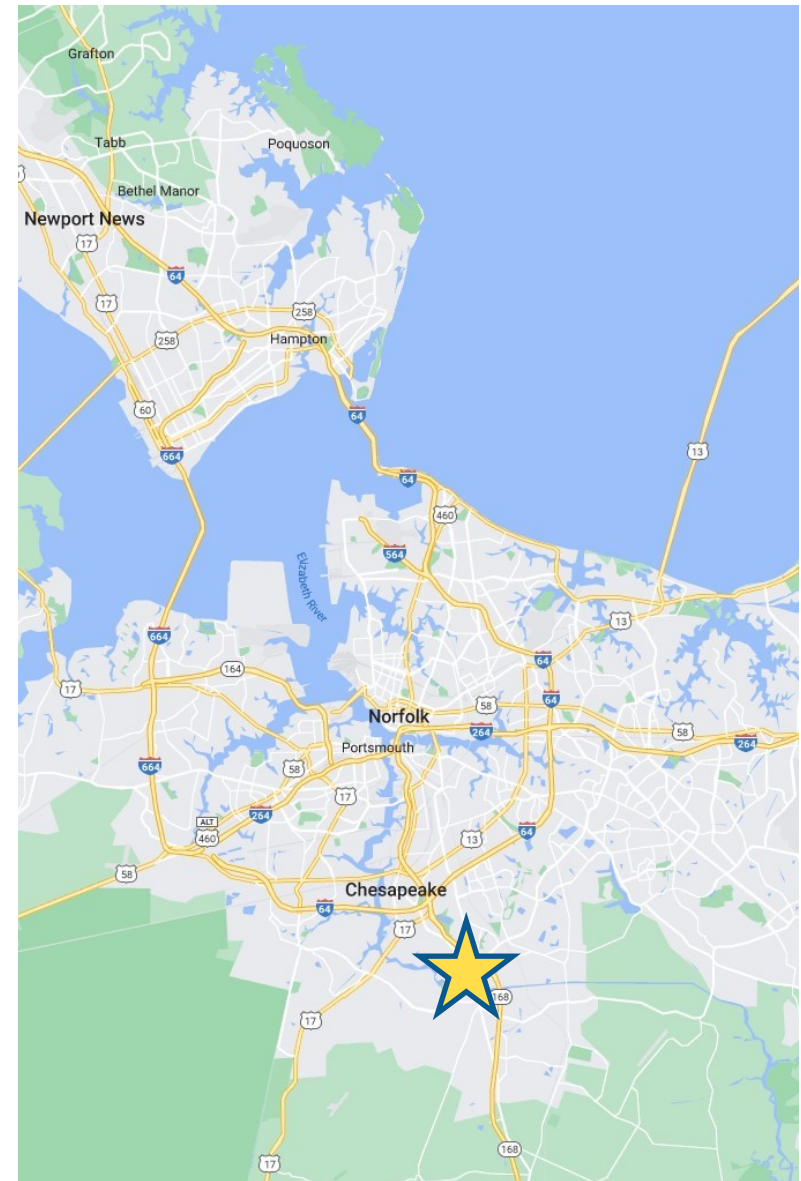
Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

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