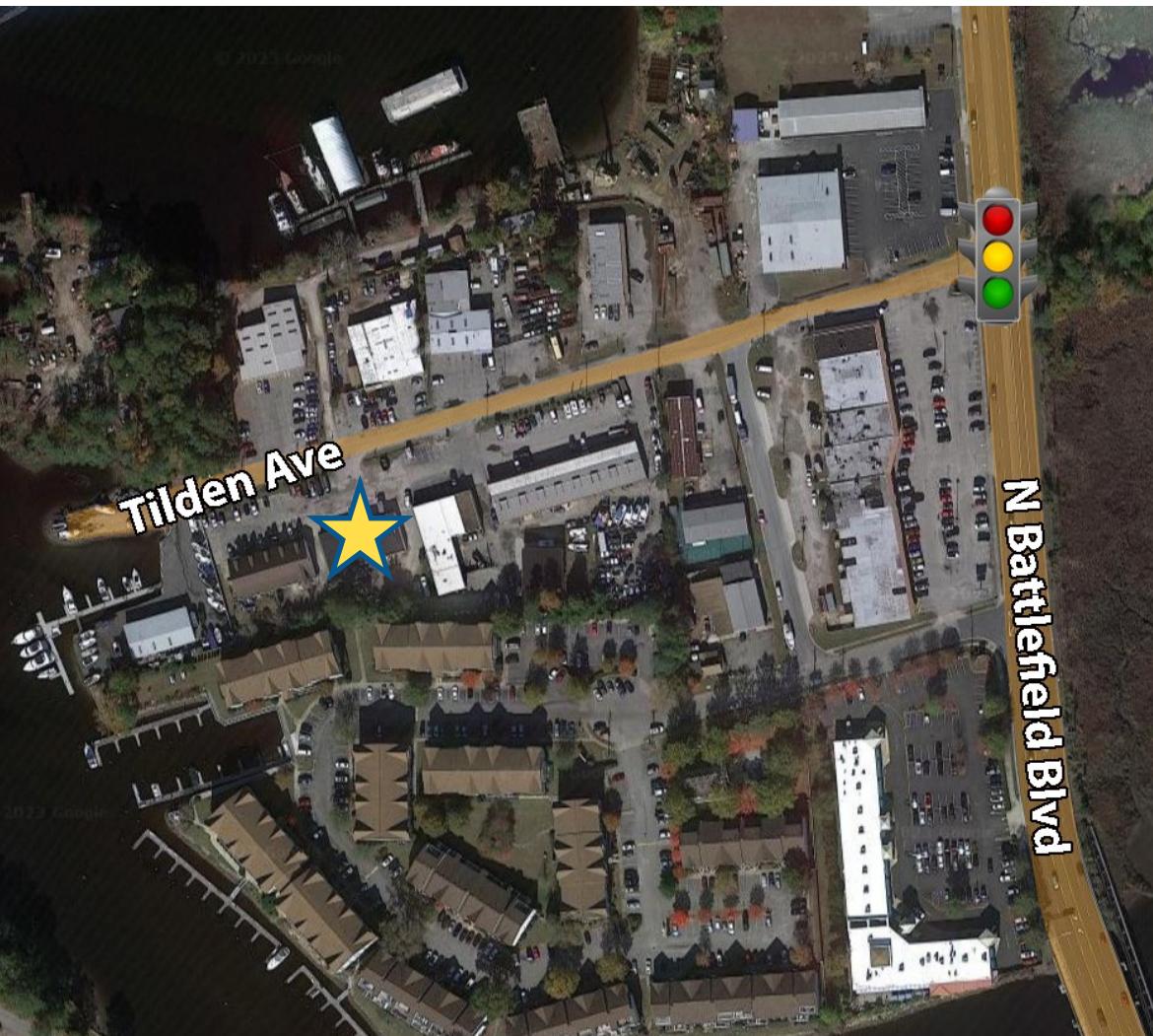


135 Tilden Avenue, Chesapeake, VA 23320



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
Unit B: 1,000 SF	Option to lease both units for a total of 2,000 SF		
Unit C: 1,000 SF			

MOVE IN AVAILABLE APRIL 1, 2023!

Rental Rate: \$12/psf, just \$1,000/month in year 1
Tenant pays for electricity

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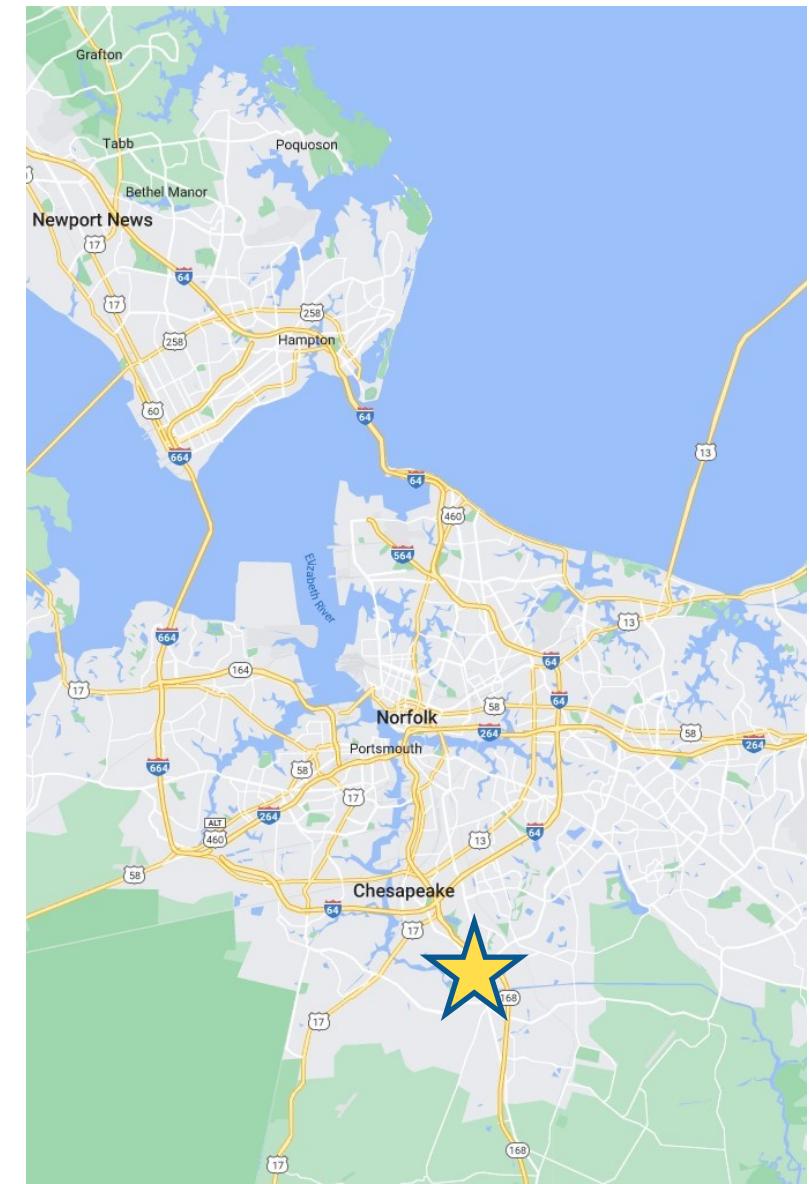
Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

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