

Amazing Investor Opportunity!



- 24,474 SF class A building
- Built in 2008
- 1.91 acres
- 82 parking spaces
- Minutes from I-64 via Victory Boulevard
- Victory Boulevard connects Newport News and Poquoson with Yorktown

Sale Price: \$3,200,000

CAP Rate over 8%

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	3,109	28,564	69,579
Total Population:	7,842	71,390	179,157
Average Income:	\$99,805	\$87,863	\$90,940

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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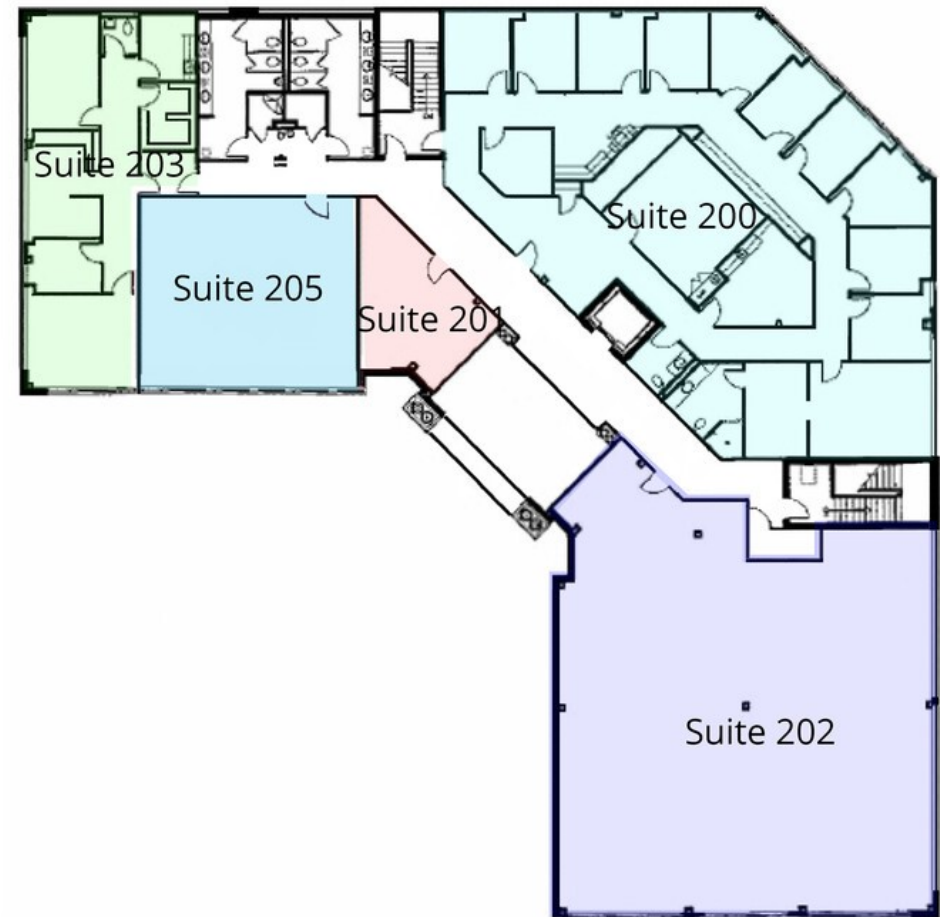
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MID ATLANTIC
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1st Floor



2nd Floor



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