



## PROPERTY OVERVIEW

## AREA MAP

Currently pre-leasing this new, potentially build-to-suit, suburban office building located on Kempville Road, less than 1 mile from Greenbrier Parkway. Ideal location for professional, medical or service firms.

- Two-story, upscale Colonial-style building
- 4,800 square feet available
- 5 spaces/1,000 SF parking ratio
- Monument signage available
- Less than 2 miles from The Chesapeake Expressway; 3 miles from I-64



## DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	8,866	60,466	181,140
Average HH Income:	\$79,323	\$72,264	\$71,314
Traffic Count:	20,885 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

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