

For Sale

Office Building

12,000 SF | \$890,000



2117 Smith Avenue

2117 Smith Avenue
Chesapeake, Virginia 23320

Property Highlights

- 12,000 sqft two-story Greenbrier office building
- Well appointed flexible floor plan with individual and open office areas, conference rooms, common area restrooms, server room, and storage.
- 6,000 sqft - first floor and 6,000 sqft second floor
- Asking Price: \$890,000.00 (Priced Reduced - Motivated Seller)

Property Description

Located in the Greenbrier section of Chesapeake, VA. Less than a mile from Greenbrier Parkway and I-64. Excellent access to Greenbrier business and retail areas.

Excellent opportunity for owner user or investor.

OFFERING SUMMARY

Sale Price	\$890,000
Lot Size	1.22 Acres
Building Size	12,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,829	\$66,039
3 Miles	93,921	\$64,394
5 Miles	227,995	\$65,038

For more information

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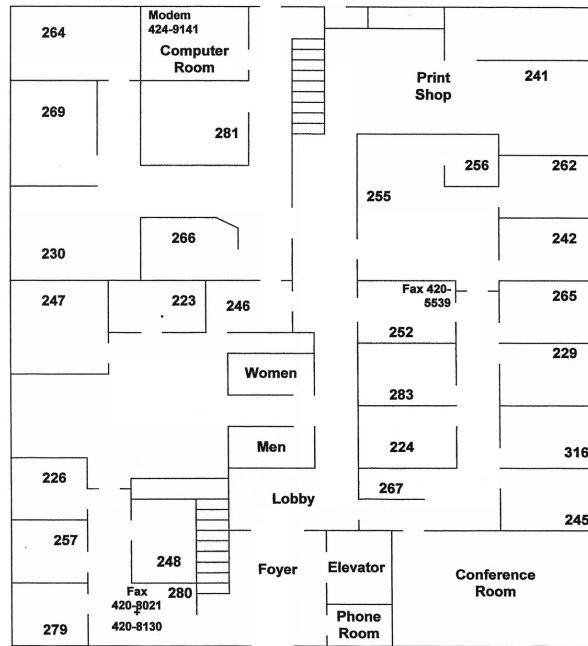


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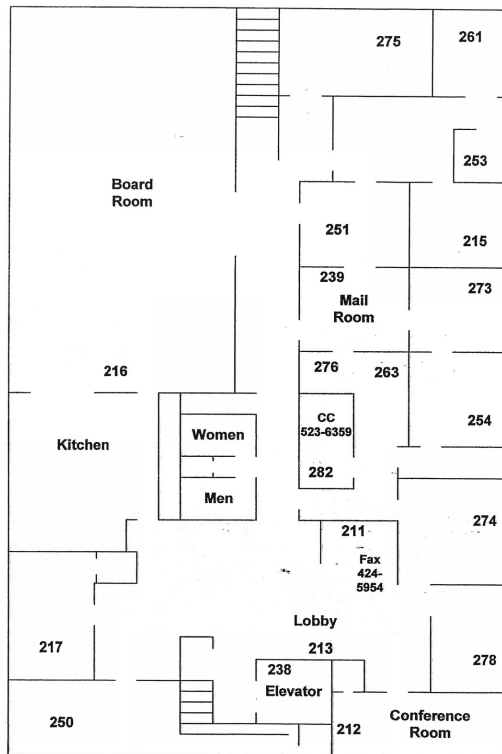
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TBA First Floor



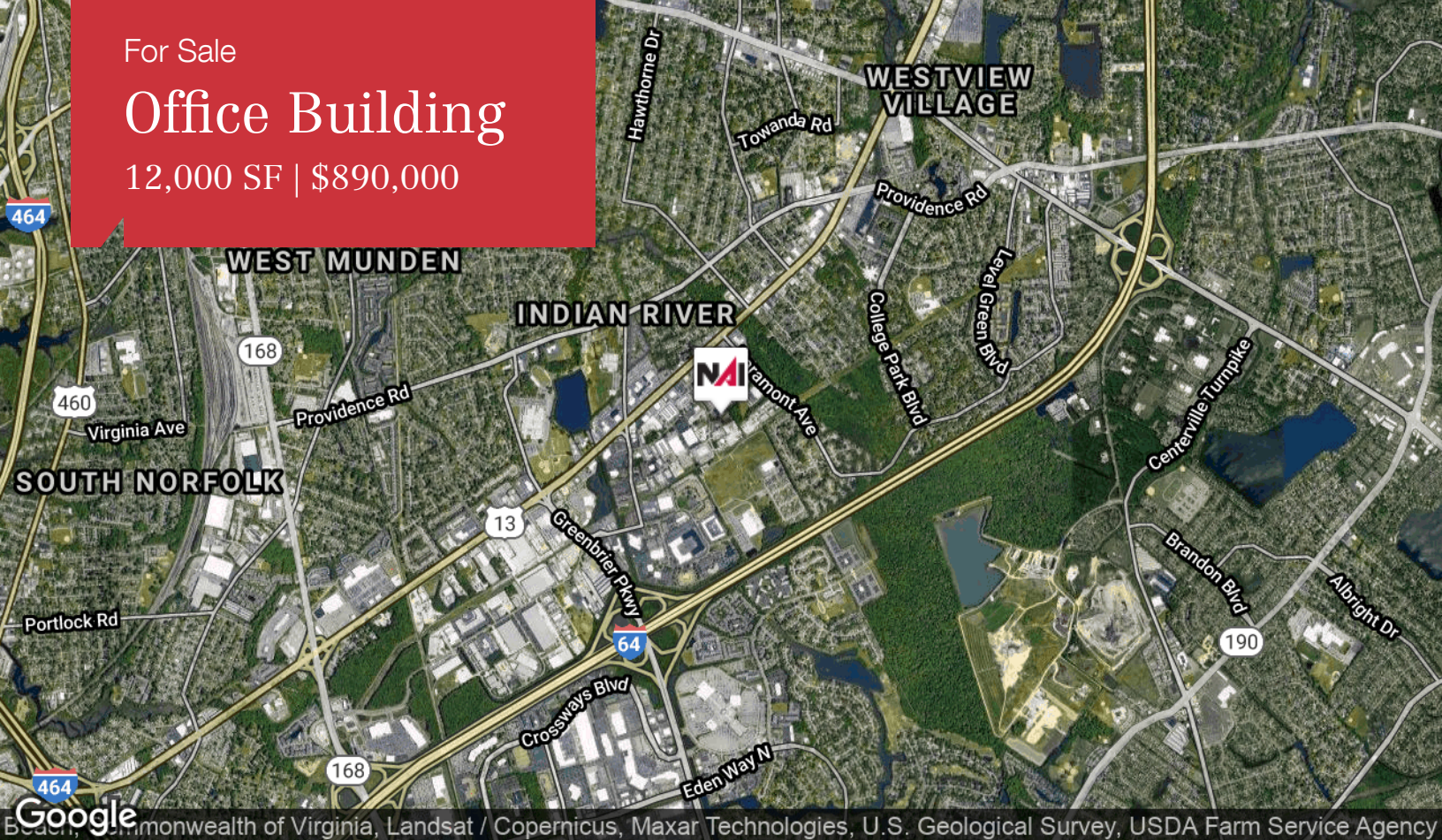
TBA Second Floor



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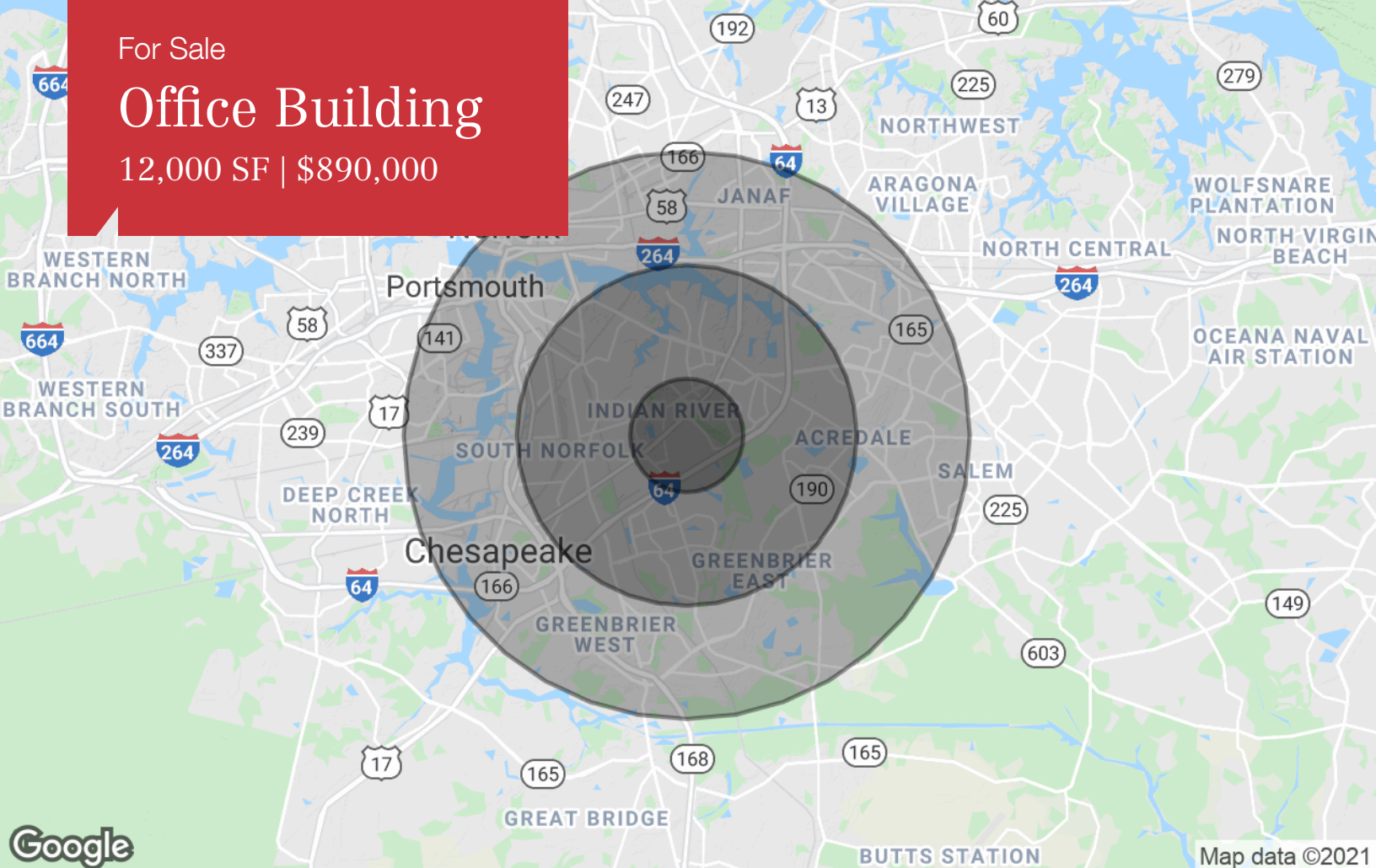
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,829	93,921	227,995
MEDIAN AGE	32.6	34.2	34.3
MEDIAN AGE (MALE)	32.5	32.0	32.2
MEDIAN AGE (FEMALE)	32.2	35.9	36.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,141	36,359	84,039
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$66,039	\$64,394	\$65,038
AVERAGE HOUSE VALUE	\$228,584	\$257,551	\$264,308

Race

	1 Mile	3 Miles	5 Miles
% WHITE	61.7%	52.0%	49.9%
% BLACK	34.6%	42.3%	43.5%
% ASIAN	2.6%	4.1%	4.9%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	0.8%	1.3%	1.4%

Ethnicity

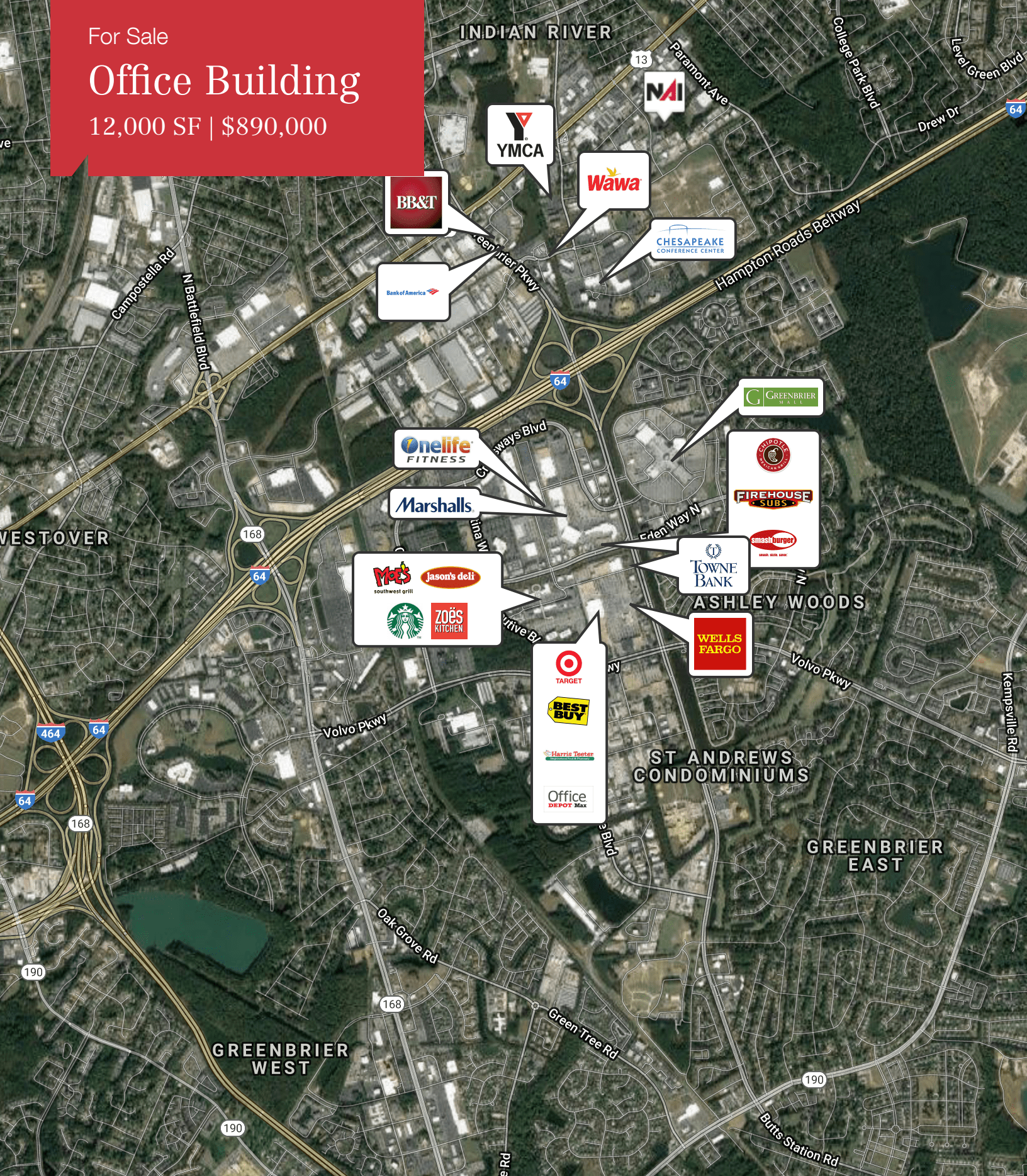
	1 Mile	3 Miles	5 Miles
% HISPANIC	2.6%	3.8%	4.3%

* Demographic data derived from 2010 US Census

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