

For Lease

# Office Building

1,500 - 4,600 SF | \$14.50 SF/yr



## 2117 Smith Avenue

2117 Smith Avenue  
Chesapeake, Virginia 23320

### Property Highlights

- 6,000 sqft first floor suite available
- Divisible into 1,200 sqft, 1,500 sqft, and 3,000 sqft suites
- Full-Service Lease
- \$14.50 sqft

### Property Description

Two story office building located in Greenbrier section of Chesapeake, VA. Less than a mile from Greenbrier Parkway and I-64. Excellent access to Greenbrier business and retail areas. Well appointed flexible floor plan with individual and open office areas, conference rooms, common area restrooms, server room, and storage.

#### OFFERING SUMMARY

<b>Available SF</b>	1,500 - 4,600 SF
<b>Lease Rate</b>	\$14.50 SF/yr (Full Service)
<b>Lot Size</b>	1.2 Acres
<b>Building Size</b>	12,000 SF

#### DEMOGRAPHICS

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

For more information

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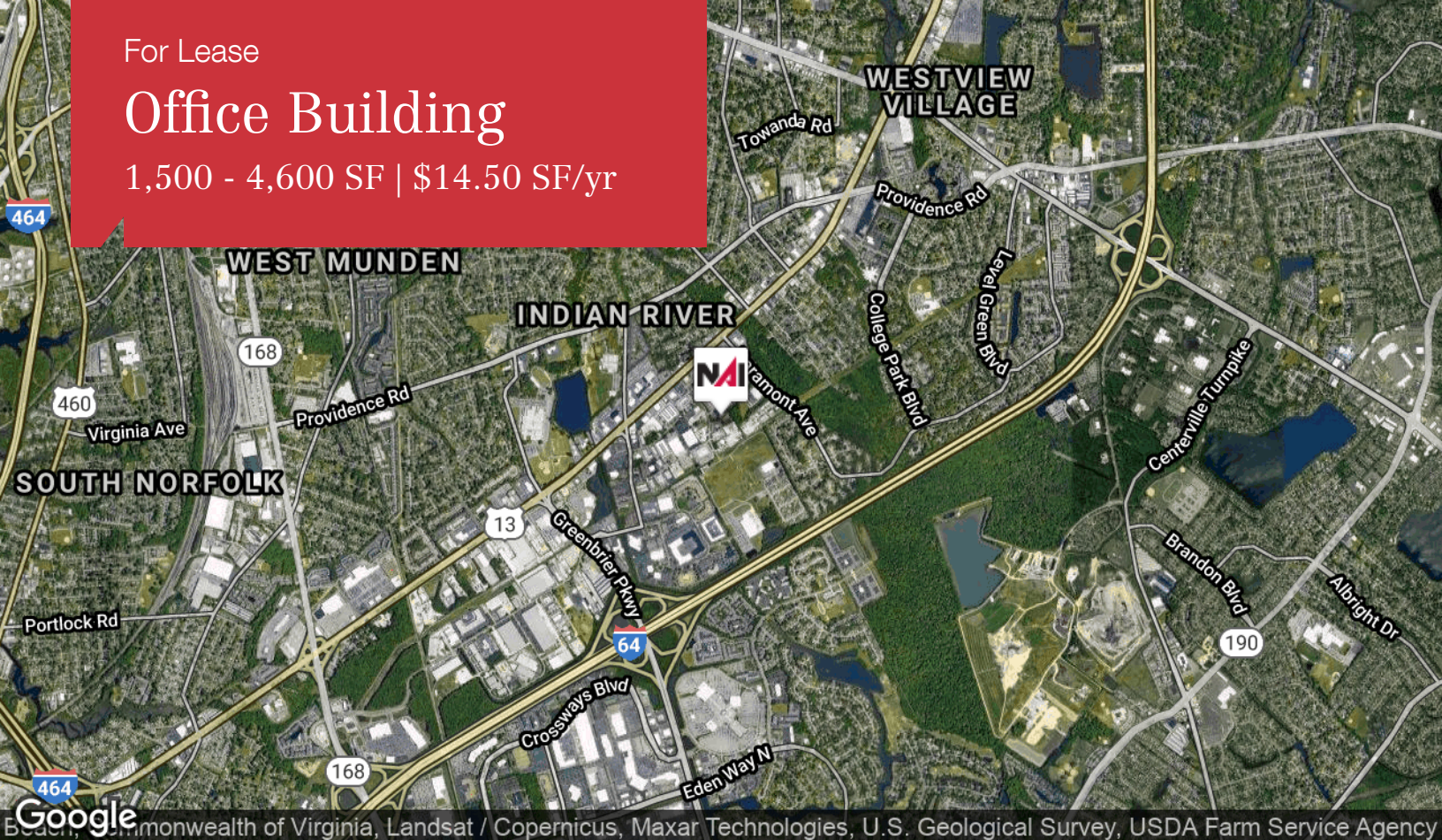
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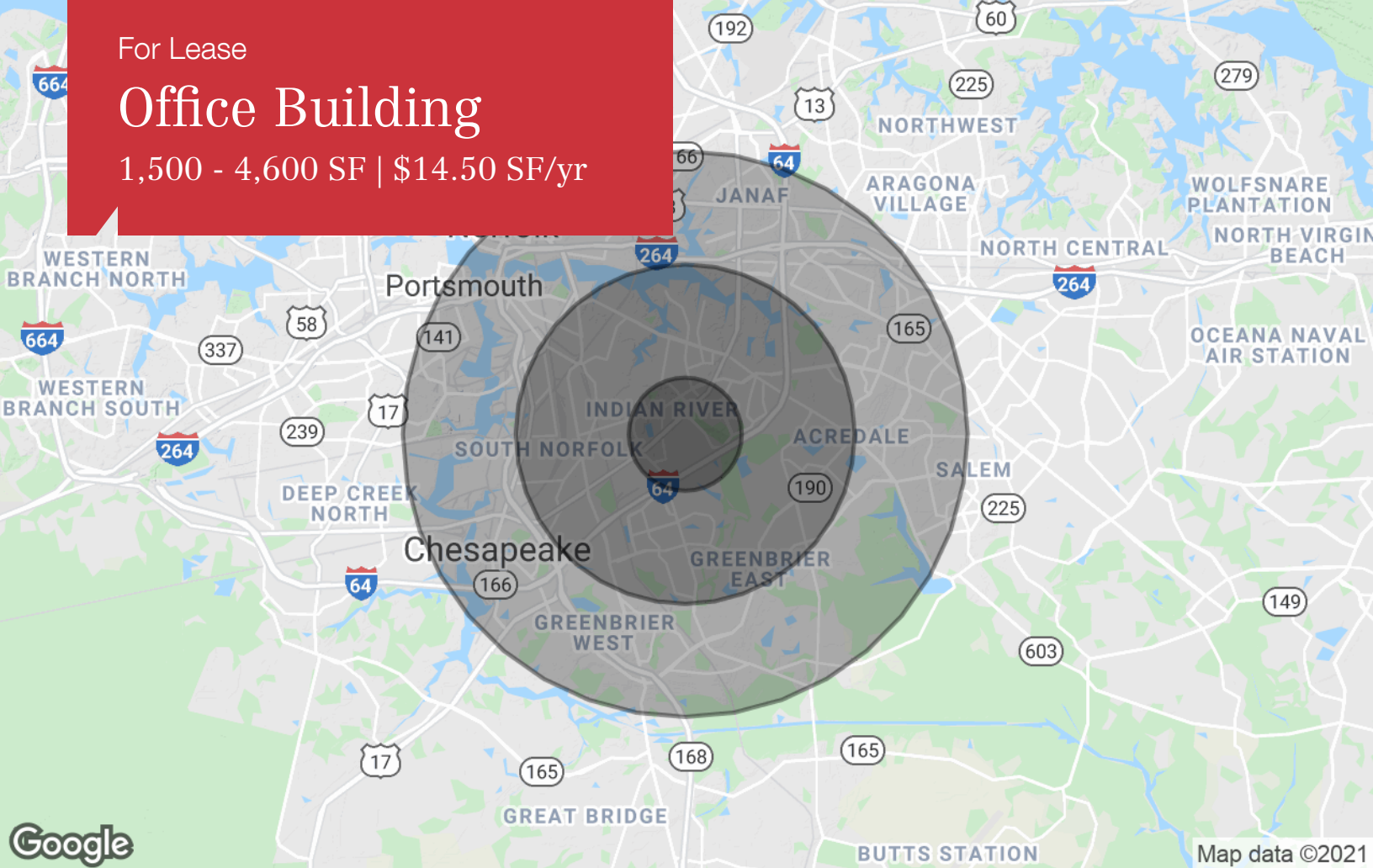
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## Population

	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