

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE IN HAMPTON, VA 23666

EXCELLENT OWNER / OCCUPANT OPPORTUNITY



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Jason Loizou
Associate Broker
757.613.3337
jason@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE IN HAMPTON, VA 23666

PROPERTY SUMMARY

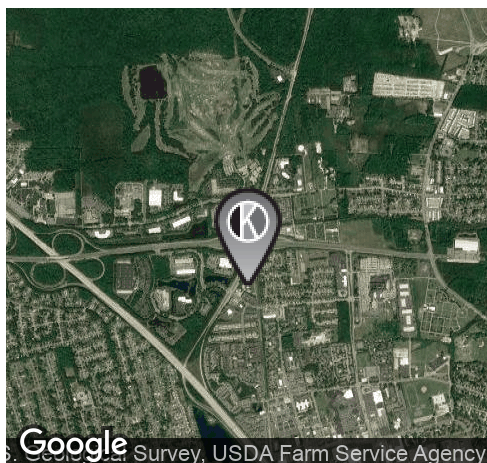


OFFERING SUMMARY

Sale Price: \$2,700,000
Building Size: 12,045 Sq Ft
Land Size: 3.42 Acres
Available Space: 6,045 Sq Ft

PROPERTY HIGHLIGHTS

- Medical office building with 60 parking spaces for sale at the hard corner intersection of Magruder Boulevard and Hardy Cash Drive
- Situated within one mile of I-64, Sentara CarePlex Hospital, Peninsula Town Center, and Hampton Professional & Technology Center
- Located within a qualified Opportunity Zone which provides lucrative tax incentives for any new improvements made to the property
- Excellent owner / occupant investment opportunity with a long term tenant in place occupying approximately 6,000 square feet



DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	3,470	78,959	143,279
Total Population:	8,118	198,561	367,250
Average HH Income:	\$54,902	\$59,810	\$65,860

The KATSIAS COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Jason Loizou | Associate Broker
 757.613.3337
 jason@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE IN HAMPTON, VA 23666

RETAILER MAP



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Jason Loizou | Associate Broker
757.613.3337
jason@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

OFFICE BUILDING FOR SALE

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE , HAMPTON, VA 23666

ADDITIONAL PHOTOS



Brokerage with vision. Real estate with results.

Presented By:

Jason Loizou | Associate Broker

757.613.3337

jason@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

OFFICE BUILDING FOR SALE

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE , HAMPTON, VA 23666

ADDITIONAL PHOTOS



Brokerage with vision. Real estate with results.

Presented By:

Jason Loizou | Associate Broker

757.613.3337

jason@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE IN HAMPTON, VA 23666

PROPERTY AERIAL



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Jason Loizou | Associate Broker
757.613.3337
jason@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.613.3337 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

MEDICAL OFFICE BUILDING FOR SALE

1618 HARDY CASH DRIVE IN HAMPTON, VA 23666

BUILDING FLOOR PLAN

