

1630 BRAEBURN DR

1630 BRAEBURN DR SALEM, VA 24153



OFFERING SUMMARY

Sale Price:	\$1,150,000
Cap Rate:	7.6%
NOI:	\$87,942
Available SF:	7,400 SF
Lot Size:	0.43 Acres
Year Built:	1985
Building Size:	7,400 SF
Renovated:	2025
Zoning:	HBD
Price / SF:	\$155.41

PROPERTY OVERVIEW

1630 Braeburn Drive is a fully net leased, single tenant office property offering a new owner a strong investment with very minimal ownership responsibilities and work. This +/-7,400 SF building on 0.43 acres comes with a new 5-year, NNN lease and received all new paint and flooring throughout at the time of lease securement. At a 7.6% CAP, \$155.40 PSF valuation, this property is priced very competitively to our current market conditions and should not last long. Call Zack May with Poe and Cronk Real Estate Group at (540)855-3643 for more information.

PROPERTY HIGHLIGHTS

- Fully Net Leased
- Great Location
- Ample Parking
- Minimal Landlord/Owner Responsibilities
- Competitive Pricing
- Recently Renovated



ZACHARY MAY

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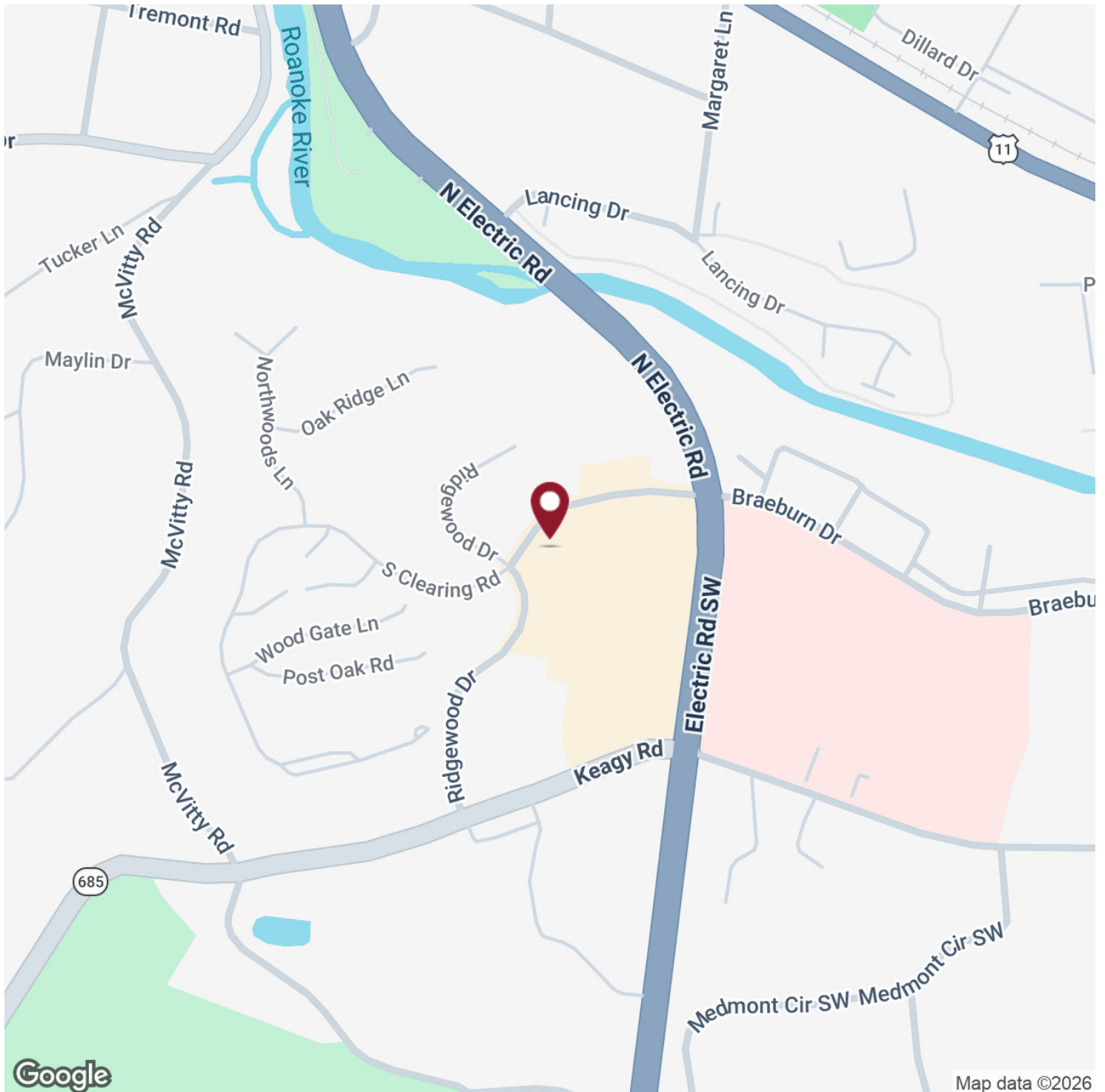
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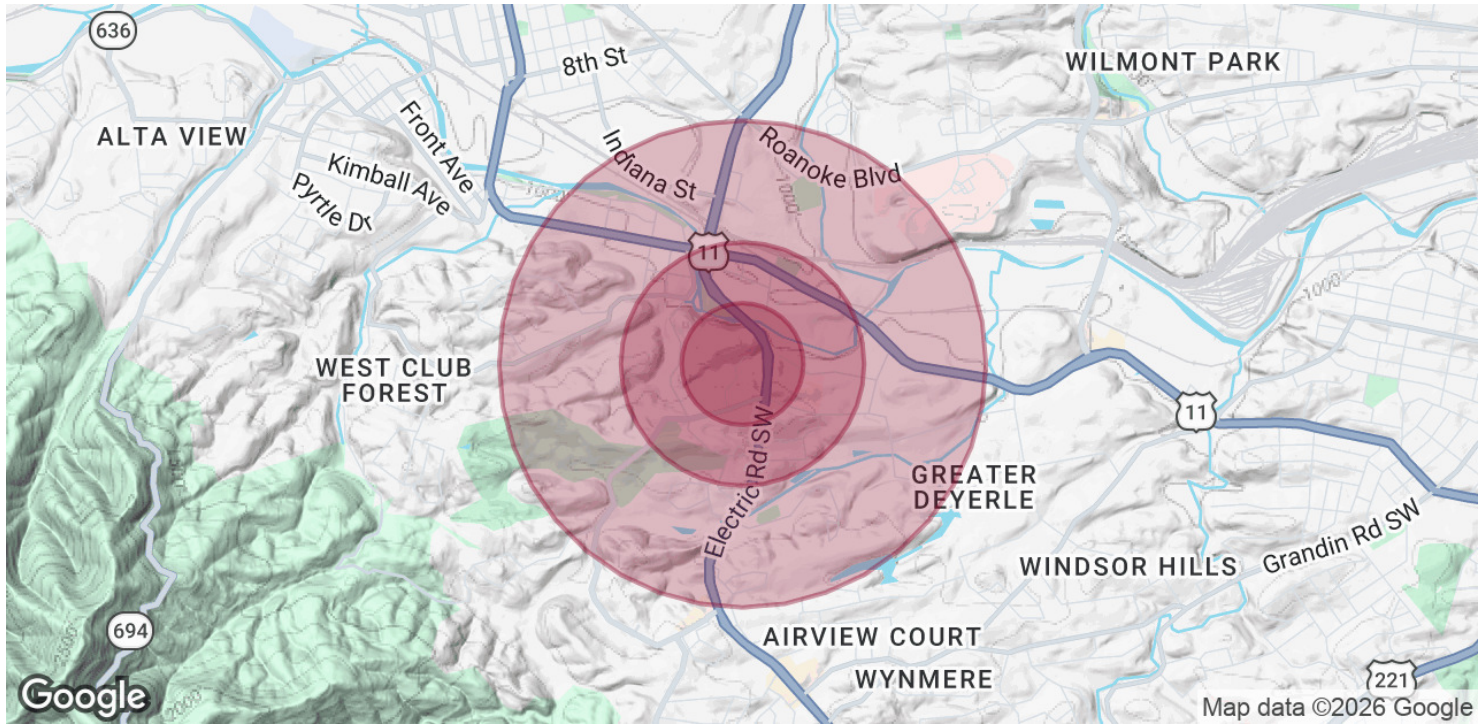
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	345	1,126	4,425
Average Age	57.5	50.5	50.2
Average Age (Male)	42.6	42.2	46.0
Average Age (Female)	59.6	51.4	50.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	196	582	2,182
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$104,336	\$103,774	\$101,185
Average House Value	\$193,686	\$262,760	\$280,868

2023 American Community Survey (ACS)



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