

# FLEX BUILDING

FOR SALE or FOR LEASE

3290 Airline Boulevard  
Portsmouth, VA 23701



## ABOUT PROPERTY

### 7,108 SF Main Building

- 5,908 SF Office
- 1,200 SF Shop
- New Roof
- Recently Paved Parking Lot (46 parking spaces)
- New Parking Lot Lights
- Stand-By Generator
- New HVAC
- New Water Heater
- Four 10' (w) x 9' (h) overhead doors
- 200 amp, 3-phase electrical service
- Floor Drain and Oil/Water Separator in Shop

### 2,500 SF Warehouse Building

- 50' x 50'
- 16' x 16' motorized overhead door
- 12' x 12' overhead door
- 16' – 18' clear ceiling height
- 6" reinforced slab

- Total 1.93 acres
- Monument Sign
- Zoned GMU (General Mixed Use)
- 9,895 VPD
- Asking Rental Rate: \$10.75 psf, NNN
- **REDUCED PRICE: \$1,400,000 \$1,250,000**



For more information:  
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# PHOTOS | 3290 Airline Blvd, Portsmouth, VA

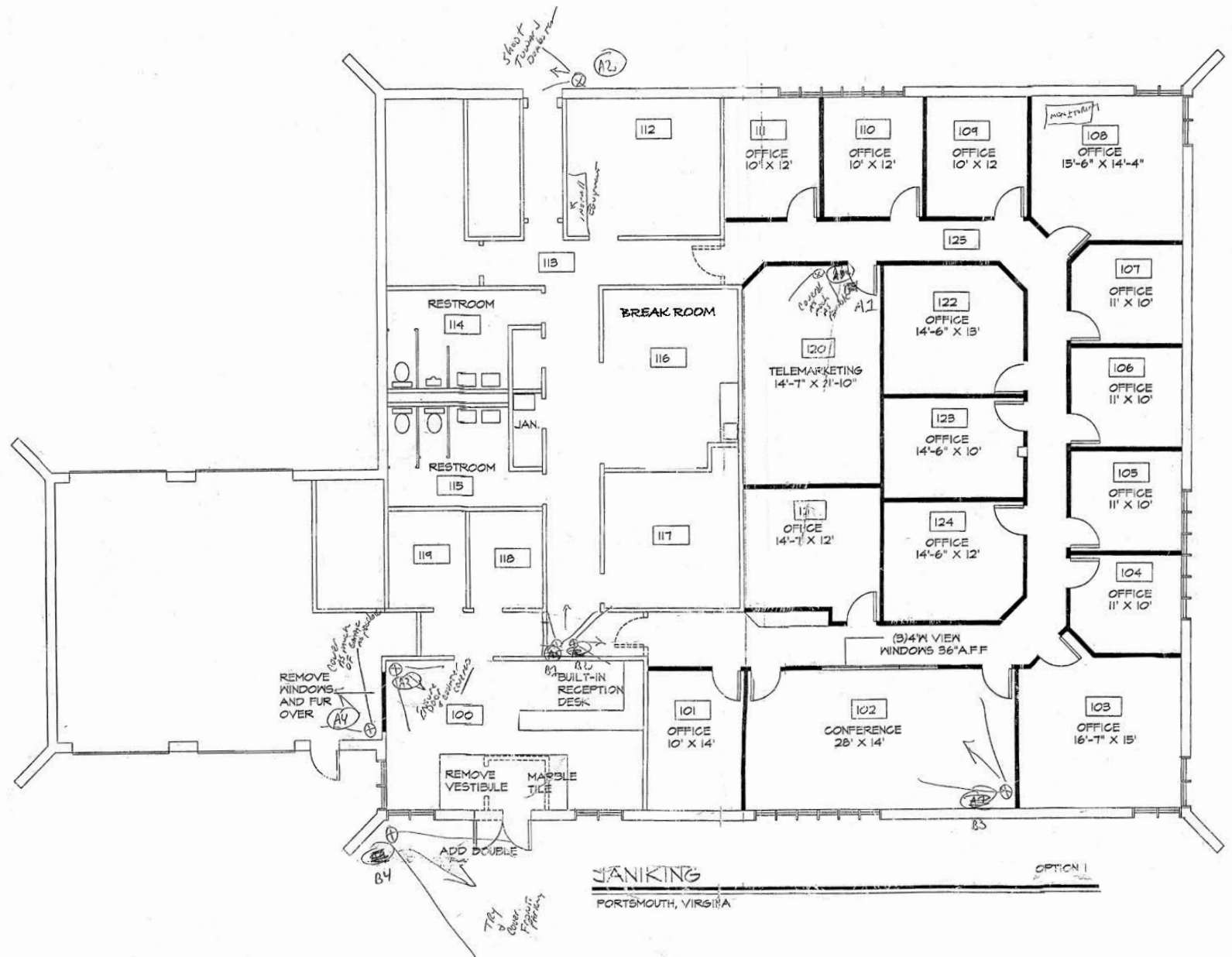


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## MAIN BUILDING



# LOCATION AERIAL | 3290 Airline Blvd, Portsmouth, VA



Manor High School

PORTSMOUTH BOULEVARD

Cherokee Rd

Victory West Shopping Center

Airline Plaza

**SITE**

AIRLINE BOULEVARD

**LOWE'S**

Victory Crossing Shopping Center

**INTERCHANGE**  
WAREHOUSING | LOGISTICS | DEVELOPMENT

INTERSTATE  
**264**



**TIDEWATER COMMUNITY COLLEGE**  
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GREENWOOD DR.

ELMHURST LANE

INTERSTATE  
**264**

CAVALIER BOULEVARD

**CAVALIER INDUSTRIAL PARK**

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# DEMOGRAPHICS | 3290 Airline Blvd, Portsmouth, VA

## 1 MILE

### DEMOGRAPHIC SUMMARY

3290 Airline Blvd, Portsmouth, Virginia, 23701  
Ring of 1 mile

#### KEY FACTS

10,789

Population



4,221

Households

39.1

Median Age

\$42,606

Median Disposable Income

#### EDUCATION

12.8%

No High School Diploma



36.6%  
High School Graduate



33.5%  
Some College/  
Associate's Degree



17.1%  
Bachelor's/Grad/Prof Degree

#### INCOME



\$52,772

Median Household Income



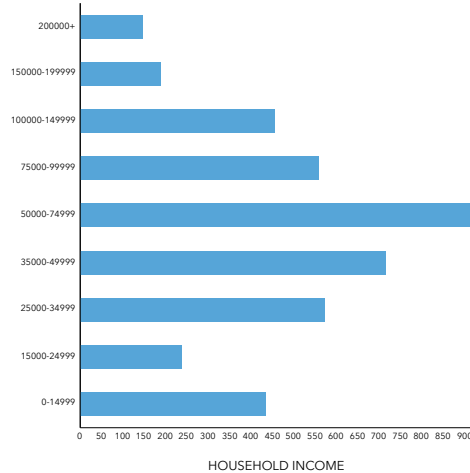
\$28,654

Per Capita Income

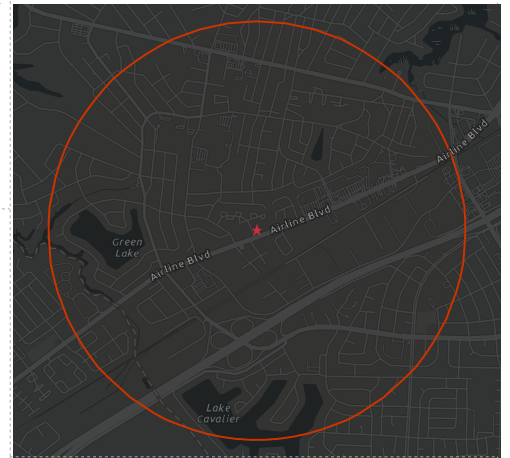


\$95,588

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

51.7%



Blue Collar

34.0%



Services

20.2%

5.1%

Unemployment Rate

## 5 MILES

### DEMOGRAPHIC SUMMARY

3290 Airline Blvd, Portsmouth, Virginia, 23701  
Ring of 5 miles

#### KEY FACTS

157,798

Population



62,033

Households

37.9

Median Age

\$52,862

Median Disposable Income

#### EDUCATION

8.0%

No High School Diploma



30.8%  
High School Graduate



33.2%  
Some College/  
Associate's Degree



28.0%  
Bachelor's/Grad/Prof Degree

#### INCOME



\$65,025

Median Household Income



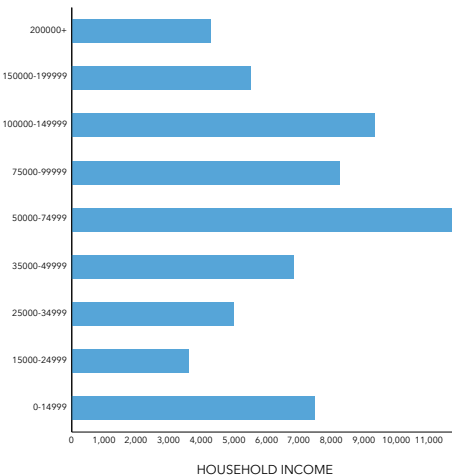
\$35,566

Per Capita Income

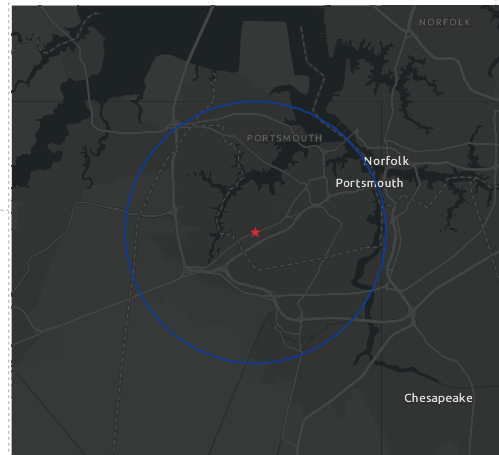


\$157,406

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

63.8%



Blue Collar

23.4%



Services

17.3%

4.1%

Unemployment Rate