

OFFICE BUILDING FOR SALE

3601 BOULEVARD

3601 BOULEVARD COLONIAL HEIGHTS, VA 23834

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

A prime investment opportunity in Colonial Heights. This well-maintained 6,378 SF, multi-tenant office building, includes 3 units, providing an exceptional opportunity for investors. The exterior's well-maintained brick design and professional lobby make a create an inviting environment for tenants and visitors. With ample parking, modern infrastructure, and efficient circulation, this property is designed to support contemporary office needs.

PROPERTY HIGHLIGHTS

- Multi-tenant office building with 3 units - 6,378 SF situated on 0.585 AC
- Well-maintained brick exterior and professional lobby
- Ample parking for tenants and clients
- Infrastructure supporting contemporary office technology needs
- Inviting curb appeal with manicured exterior landscaping
- Located off of Rte. 1 (25,000 VPD)
- Convenient access to I-95 (111,000 VPD)

LOCATION DESCRIPTION

Explore the dynamic opportunities of Colonial Heights from the prime location of 3601 Boulevard. Situated in the thriving heart of Virginia, this area offers a vibrant mix of retail, dining, and entertainment options. Nearby landmarks, such as the Southpark Mall, provide an inviting draw for potential investors, while the convenience of major transportation routes ensures easy access for employees and clients. With a strategic position in this bustling hub, the property offers unparalleled potential for office or office building investment. Embrace the energy of Colonial Heights and discover the possibilities waiting at 3601 Boulevard.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	3
Lot Size:	0.585 Acres
Building Size:	6,378 SF

For more information:

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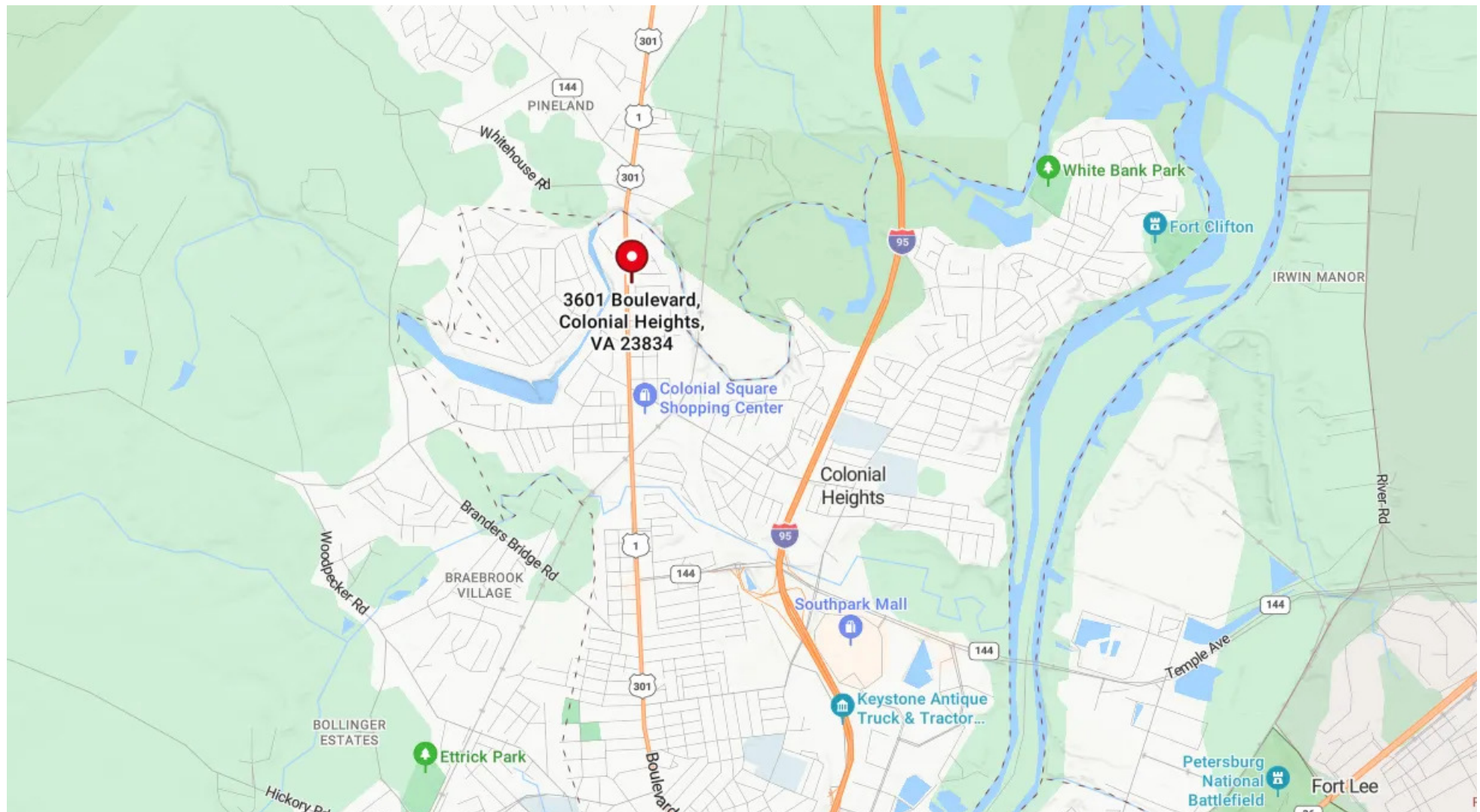
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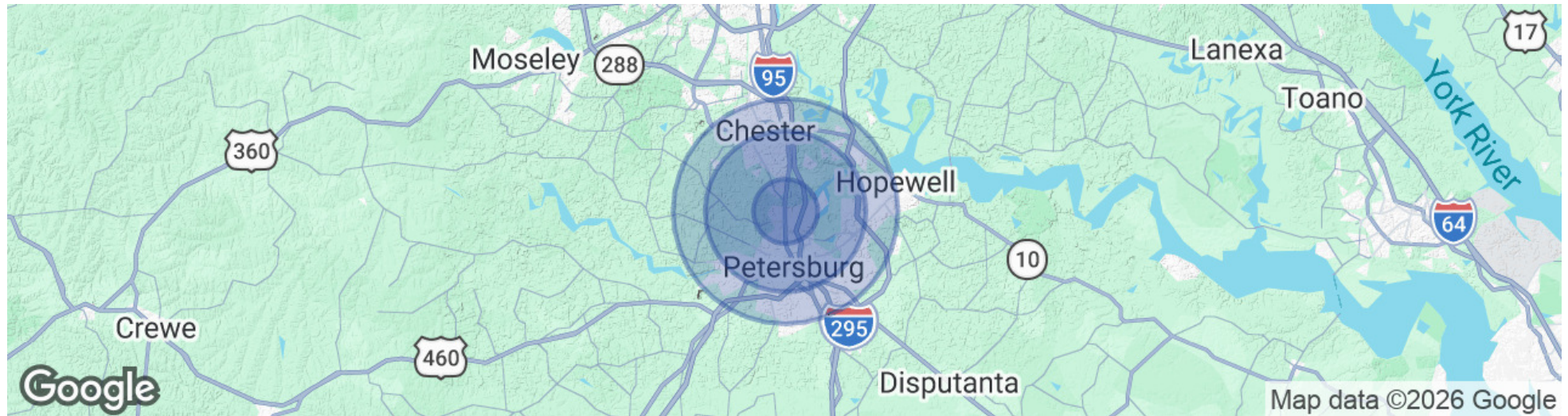
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POPULATION

	2 MILES	5 MILES	7 MILES
Total Population	20,873	83,831	157,355
Average Age	39.1	38.6	38.1
Average Age (Male)	37.6	36.8	36.0
Average Age (Female)	40.2	40.3	40.2

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	7 MILES
Total Households	8,475	30,929	59,358
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$92,528	\$88,292	\$87,930
Average House Value	\$264,809	\$265,073	\$264,793

2023 American Community Survey (ACS)

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