

FOR SALE

PROFESSIONAL RETAIL/OFFICE CONDOMINIUM

311 Johnstown Rd | Chesapeake, VA 23322



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

Partner | Commercial Brokerage

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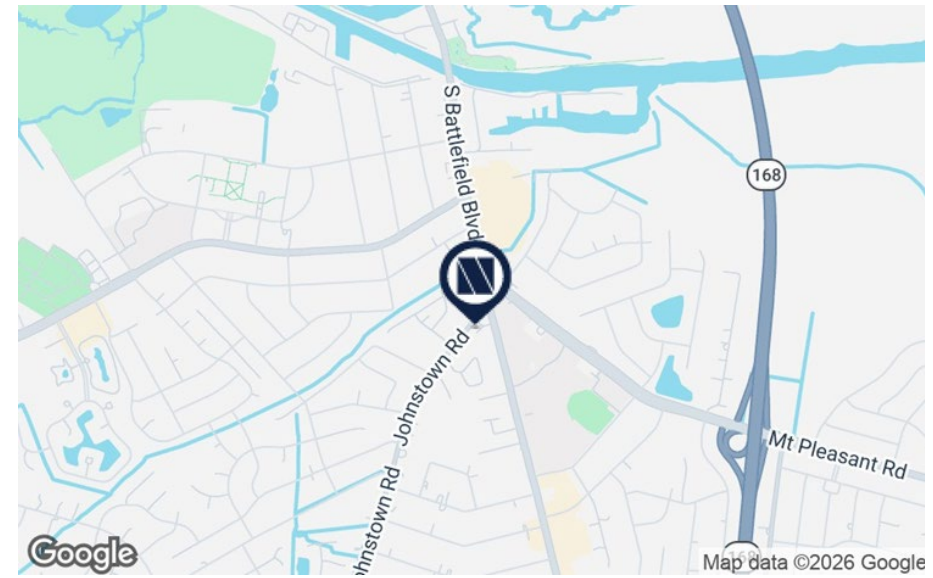
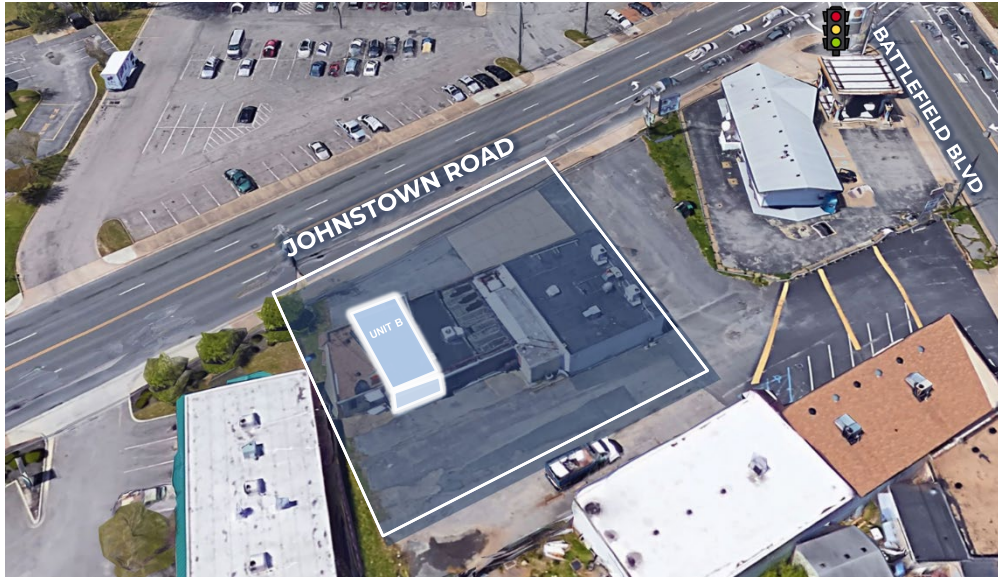
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$320,000
Building Size:	1,120 SF
Lot Size:	2,894 SF
Price / SF:	\$285.71
Year Built:	1972
Zoning:	B-1

PROPERTY OVERVIEW

Positioned along Chesapeake's established Johnstown Road commercial corridor, this well-maintained commercial condominium offers an excellent owner-user or investment opportunity. Formerly occupied by a dog grooming salon, the flexible floor plan is well suited for office, retail, medical, wellness, pet services, and other commercial uses.

The property features a new roof and recent interior upgrades, minimizing upfront capital expenditures. Conveniently located near Greenbrier Parkway, Battlefield Boulevard, I-64, and I-664, the property offers excellent accessibility, strong demographics, and a thriving commercial setting.

PROPERTY HIGHLIGHTS

- **Flexible Office & Retail Layout:** Adaptable floor plan suitable for office, retail, medical, salon, wellness, pet services, and other commercial users. Formerly occupied by a dog grooming salon.
- **Recent Capital Improvements:** Features a new roof and recent interior renovations, reducing upfront capital costs and allowing for quicker occupancy.
- **Established Commercial Setting:** Surrounded by a mix of retail, professional office, and medical users in one of Chesapeake's most desirable corridors.
- **Strategic Chesapeake Location:** Convenient access to Greenbrier Parkway, Battlefield Boulevard, I-64, and I-664.

RETAIL/OFFICE MAP

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LOCATION MAP

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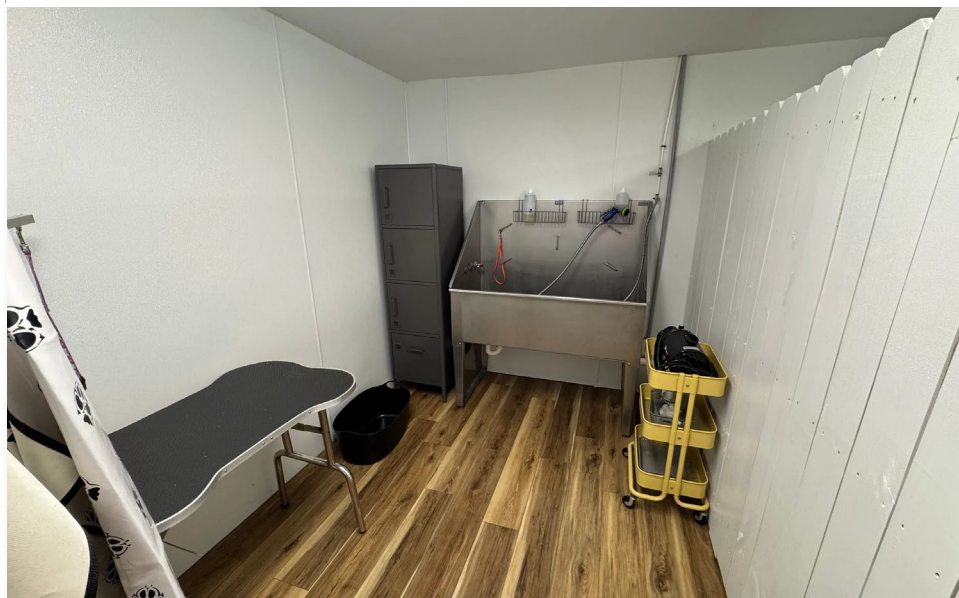
ADDITIONAL PHOTOS

PROFESSIONAL RETAIL/OFFICE CONDOMINIUM

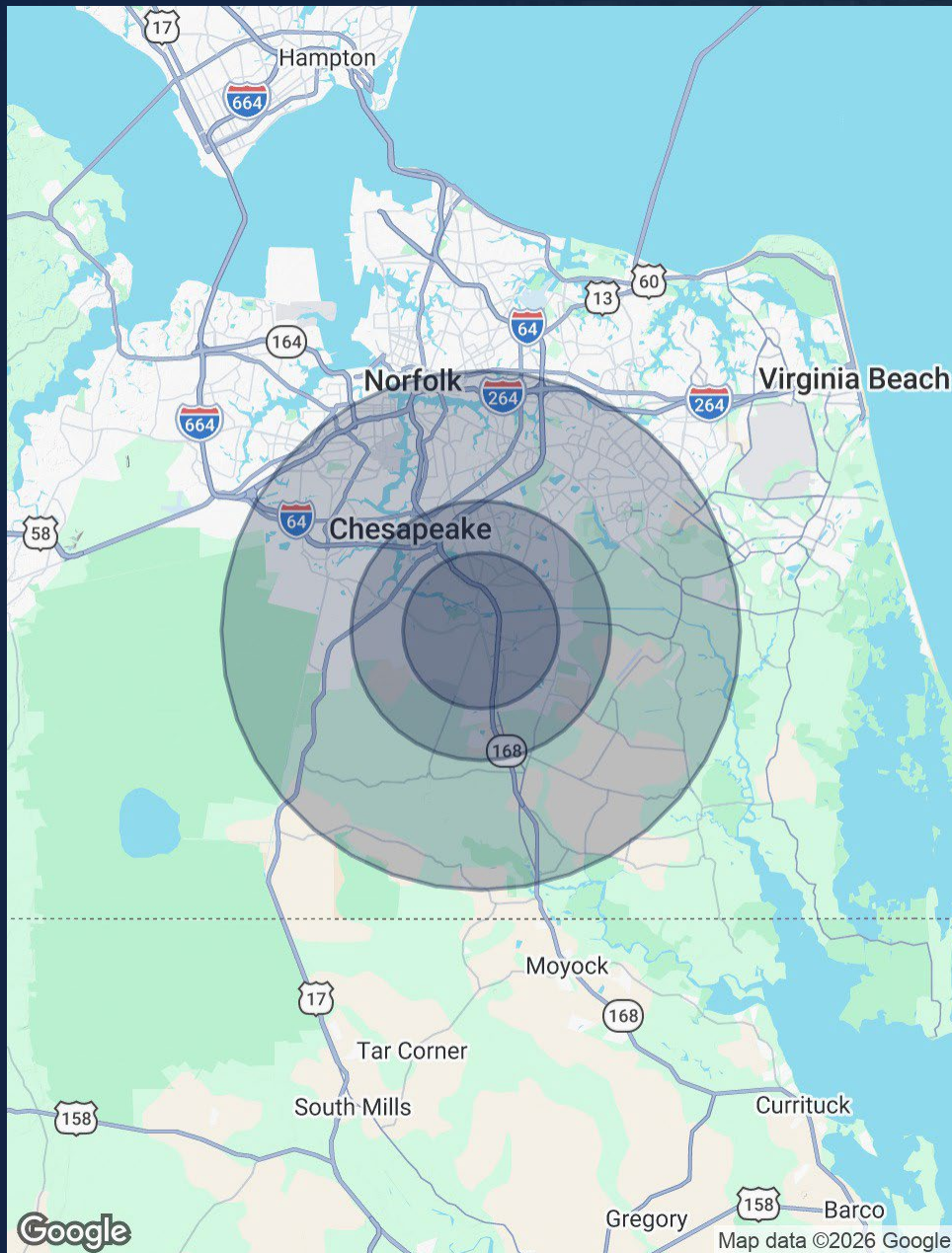
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DEMOGRAPHICS MAP & REPORT



POPULATION

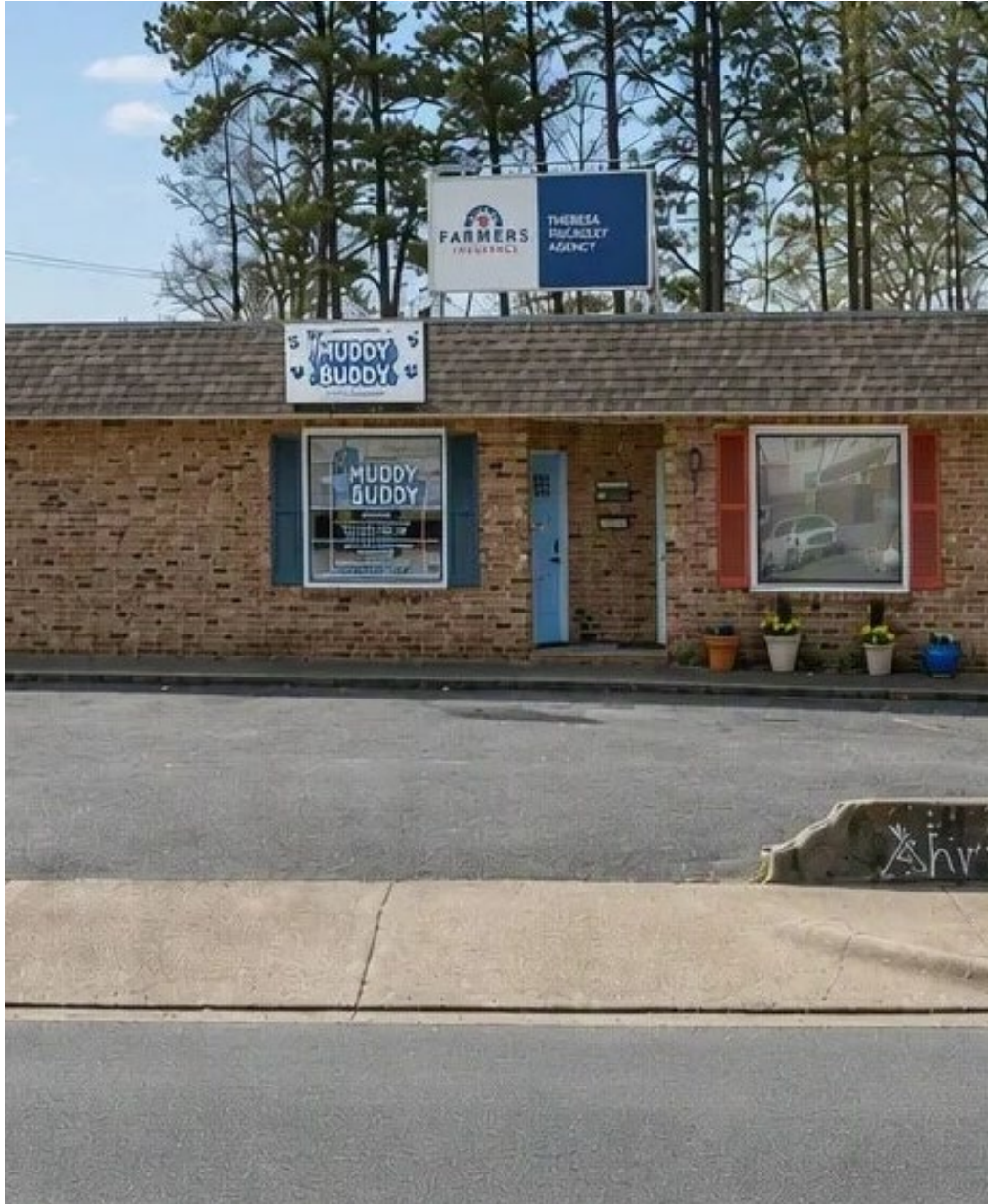
	3 MILES	5 MILES	10 MILES
Total Population	58,432	117,614	447,705
Average Age	40.9	40.0	38.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	21,433	44,215	168,528
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$135,427	\$127,486	\$104,835
Average House Value	\$418,825	\$412,022	\$348,585

CONTACT INFORMATION

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