



RETAIL PROPERTY FOR LEASE

25 SOUTH MALLORY

25 SOUTH MALLORY STREET, HAMPTON, VA 23663



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,138 - 2,145 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.12 Acres
Building Size:	4,382 SF
Zoning:	14 C-2 LIMITED COMMERCIAL
Market:	Hampton Roads
Submarket:	Peninsula

AVAILABLE SPACES SF

First Floor	2,138 SF
Second Floor	2,145 SF

PROPERTY OVERVIEW

This magnificent, all brick, two-story, historic building is 4,283 SF and was built in 1935. It is ideally suited for a unique bar/food and beverage use. The open floor plan offers beautiful tin ceilings on the first floor, and high exposed wood beam ceilings and charming wood flooring on the second floor. Large windows wrap the building which looks Mallory Street. Located just minutes off Interstate 64, the property is situated near Buckroe Beach, The Paradise Beach Club, The American Theater, Historic Fort Monroe, the Historic Downtown Waterfront and Hampton University.

PROPERTY HIGHLIGHTS

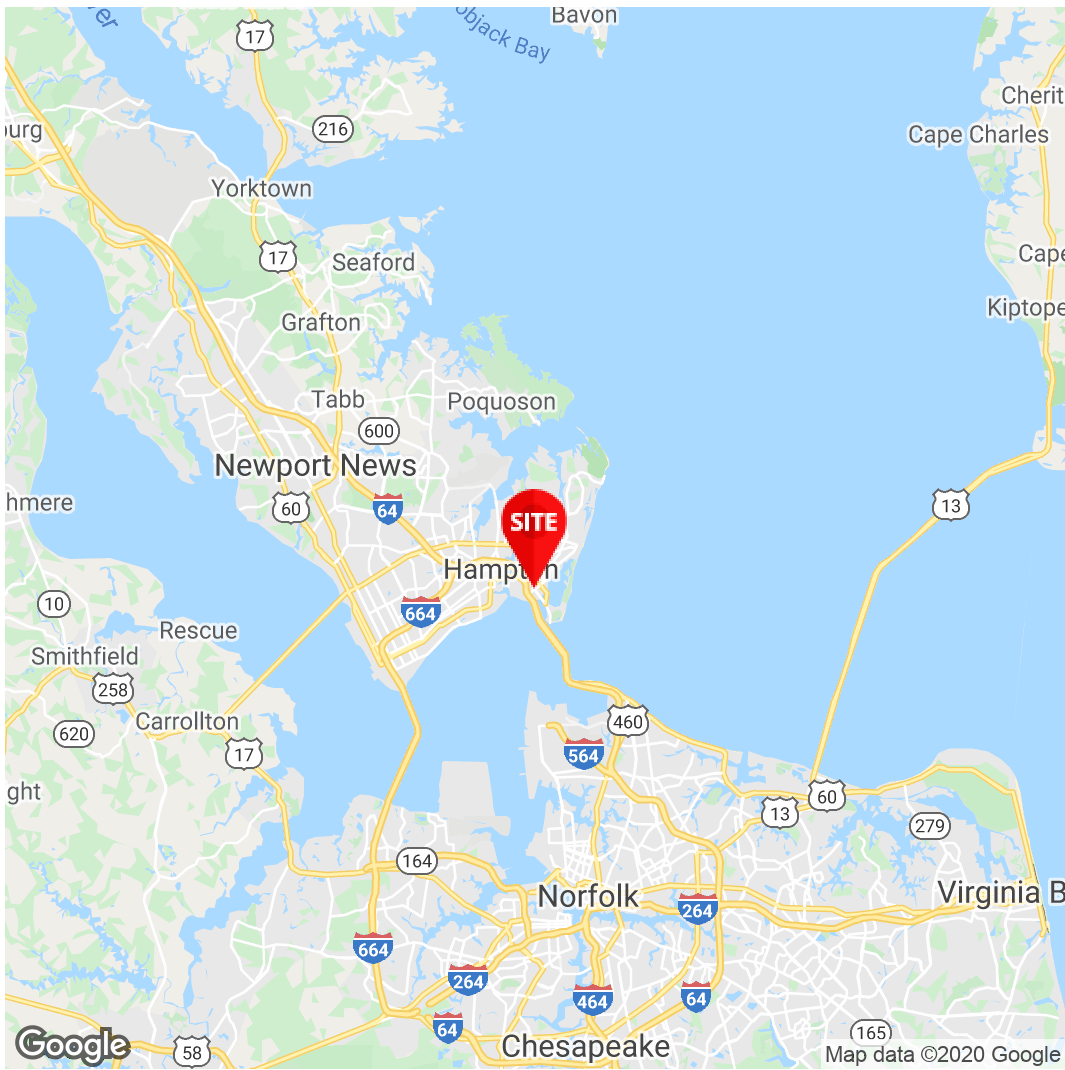
- Prime location for a bar/food/beverage use
- Open floor plan
- Outdoor patio available (additional 300+ SF)
- Located close to Interstate 64

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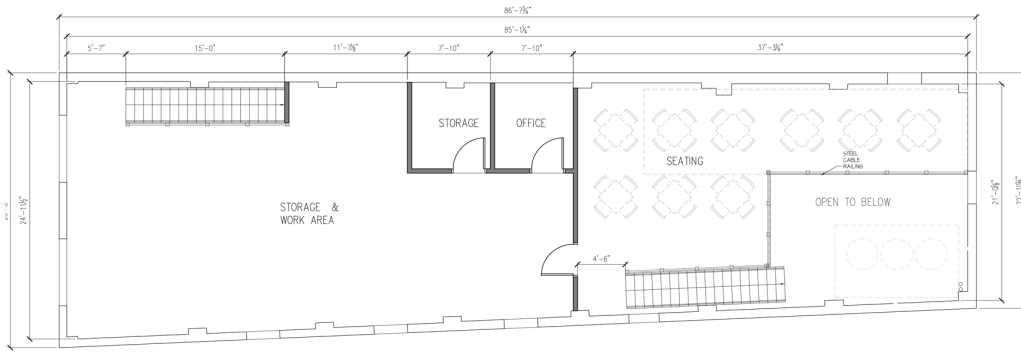
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ADDITIONAL PHOTOS

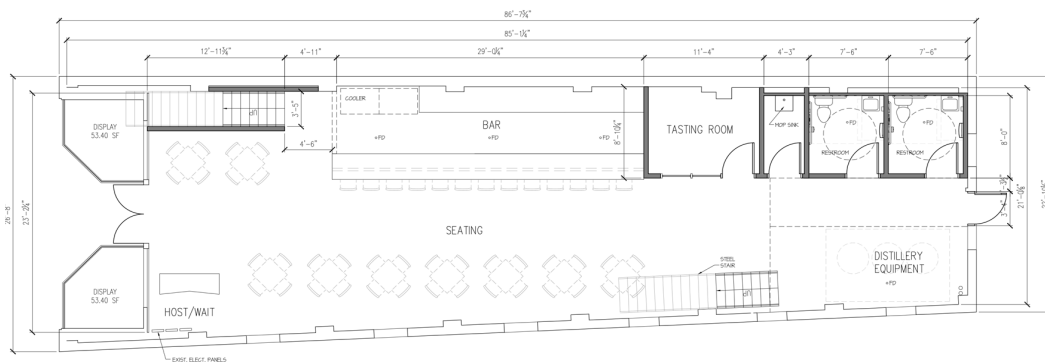




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SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GROSS AREA
 2,145.01 SF



GROUND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GROSS AREA
 2,137.81 SF

CONCEPT DESIGN PLAN

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