



RETAIL PROPERTY FOR LEASE

9 SOUTH MALLORY

HAMPTON , VA 23663



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,521 SF
Building Size:	4,717 SF
Delivery:	Fall 2020

AVAILABLE SPACES

First Floor Retail	2,521 SF
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PROPERTY OVERVIEW

Three blocks from I-64 in the Phoebus section of Hampton. Area is very up and coming, with several live above lofts already occupied. Local banking firm is headquartered half block away and has been acquiring more property for expansion. Several restaurants and performing arts theatre within blocks. Apartment renovated as is (one unit) would make an excellent live/work space.

PROPERTY HIGHLIGHTS

- 1st floor: 2,521 square feet commercial retail space which is currently 80% built out for a brewery (\$3,500 monthly NNN)
- 169 unit apartment complex under construction 1 block away

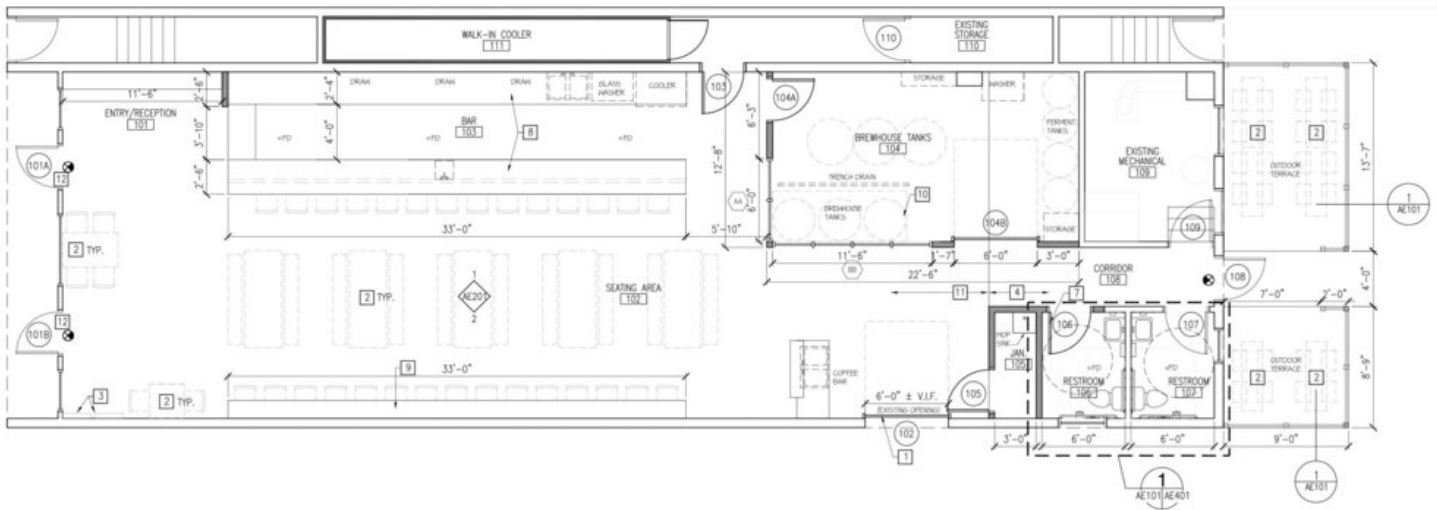
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,437	19,992	39,773
Total Population:	8,774	55,985	106,757
Average HH Income:	\$48,944	\$55,079	\$57,358

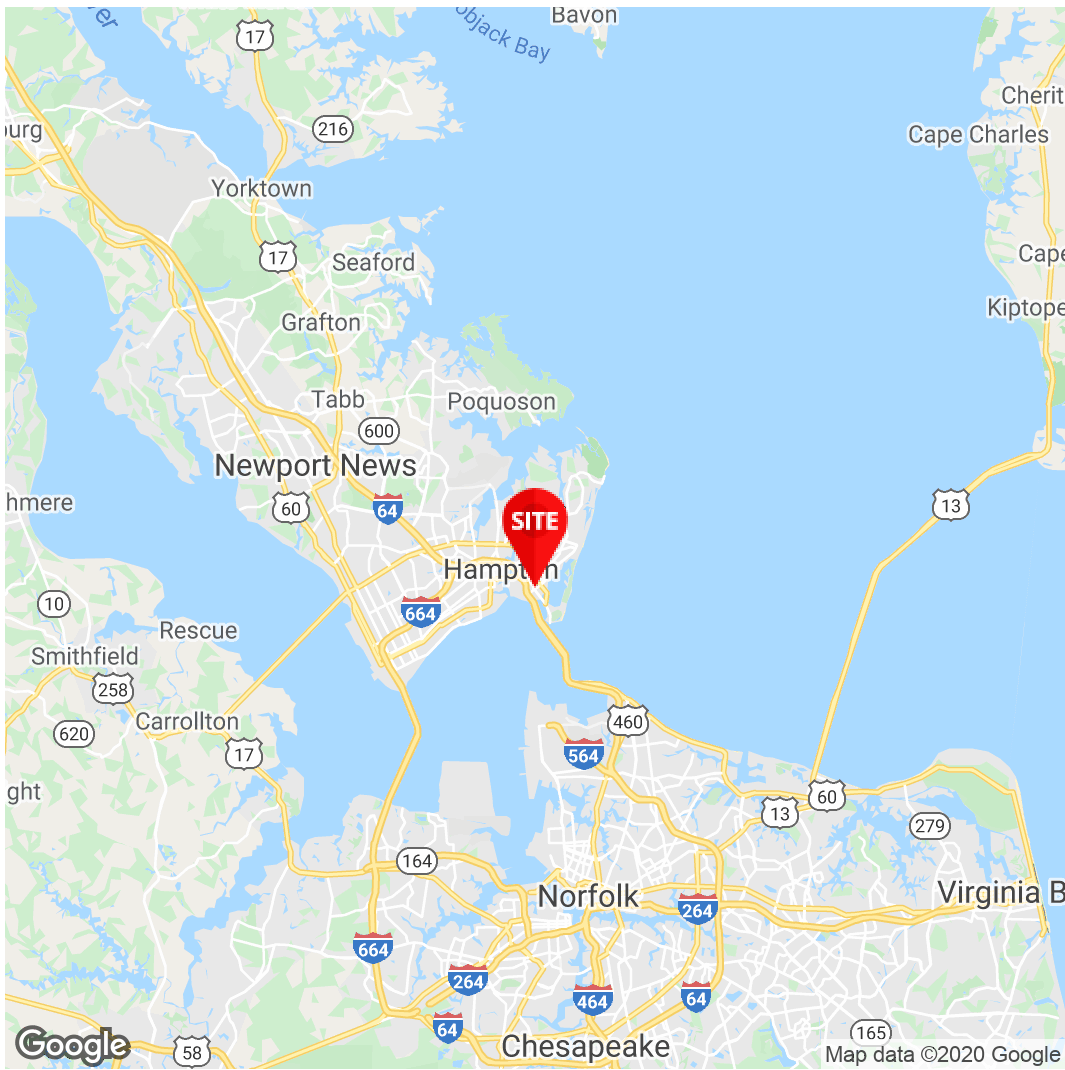
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FIRST FLOOR PLAN



1 FIRST FLOOR (CONCEPTUAL)
2,521 Square Feet



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