

**FOR
LEASE**



3 EAST MELLEN STREET

Contact Agent
for Lease Rates

PROPERTY OVERVIEW

This is a two story landmark historic building located in the former Town of Phoebus (part of Hampton), on the most prominent corner in the area. Property qualifies for state and federal tax credits. Substantial upside potential or opportunity for owner / occupant. The property sits at a signaled intersection, less than a mile to Interstate 64.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	2,371	20,105	39,852
Population:	8,730	56,159	106,920
Avg HH Income:	\$48,554	\$55,126	\$57,300

PROPERTY HIGHLIGHTS

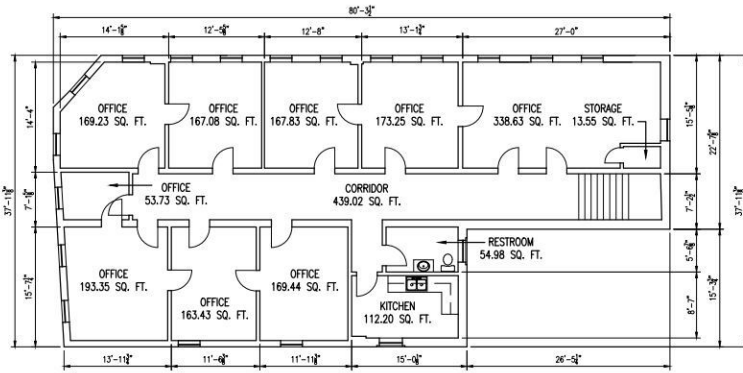
- 1st Floor: 2 retail spaces (approx. 1250sf and 1600sf)
- 2nd Floor: 10 individual office suites with shared common area of kitchen and restroom
- Property Mix: 50% office; 50% retail
- PRIME corner for lease with superb visibility at the intersection of Mallory and Mellen St
- Built in 1922; Zoning: C2 (Limited-Commercial)
- 2 free surface spaces available

FOR FURTHER INFORMATION, PLEASE CONTACT:

MISSY MARTINOVICH • missy.martinovich@divaris.com • 757.876.4847

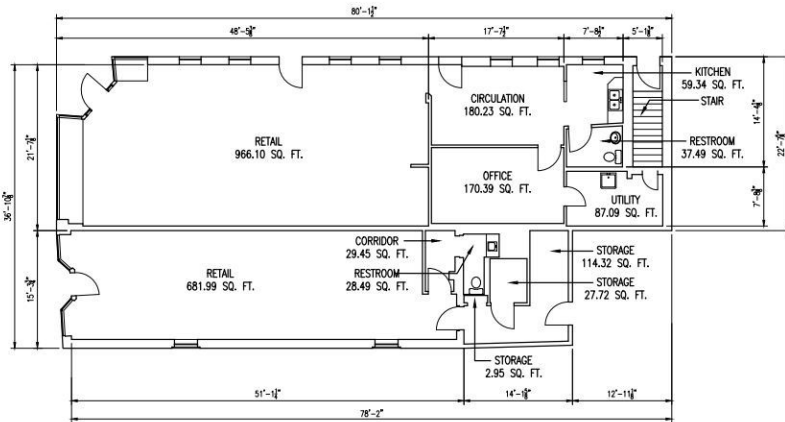


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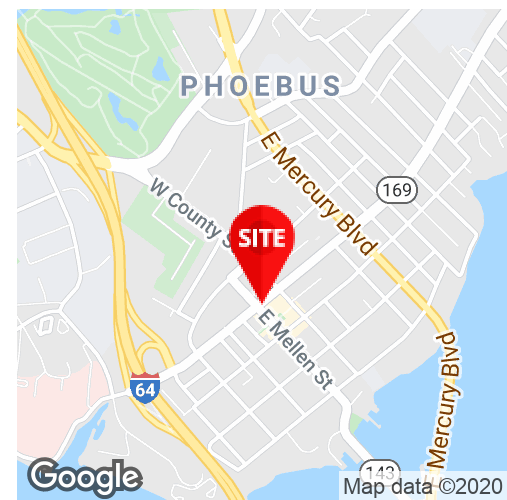
② SECOND FLOOR PLAN
GROSS AREA
2604.53 SQ. FT.

Scale: 1/8" = 1'-0"



① FIRST FLOOR PLAN
GROSS AREA
2786.12 SQ. FT.

Scale: 1/8" = 1'-0"



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