



**OFFICE BUILDING FOR SALE**

**4911 WEST MERCURY BLVD**

HAMPTON, VA 23605



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>Sale Price:</b>    | \$625,000  |
| <b>Price / SF:</b>    | \$106.29   |
| <b>Lot Size:</b>      | 0.99 Acres |
| <b>Year Built:</b>    | 1965       |
| <b>Building Size:</b> | 5,880 SF   |
| <b>Zoning:</b>        | C-2        |

### PROPERTY OVERVIEW

Property is conveniently located on W. Mercury Boulevard between I-64 and the James River Bridge in the City of Hampton (near the Hampton/Newport News city line). The lot features approximately 180' feet of road frontage and 2 curb cuts.

### PROPERTY HIGHLIGHTS

- Located in the Hampton Urban Enterprise Zone (<https://hampton.gov/2240/Hampton-Enterprise-Zone-Program>)
- Multiple bus stops nearby
- Approximately 50-55 parking spaces
- Roof and Rooftop HVAC units replaced in 2013

### DEMOGRAPHICS

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 5,828    | 30,722   | 59,568   |
| Total Population:  | 13,223   | 74,544   | 144,189  |
| Average HH Income: | \$49,113 | \$51,748 | \$53,734 |

LOCAL AREA



**HAMPTON  
PLAZA**

**45,000 VPD**

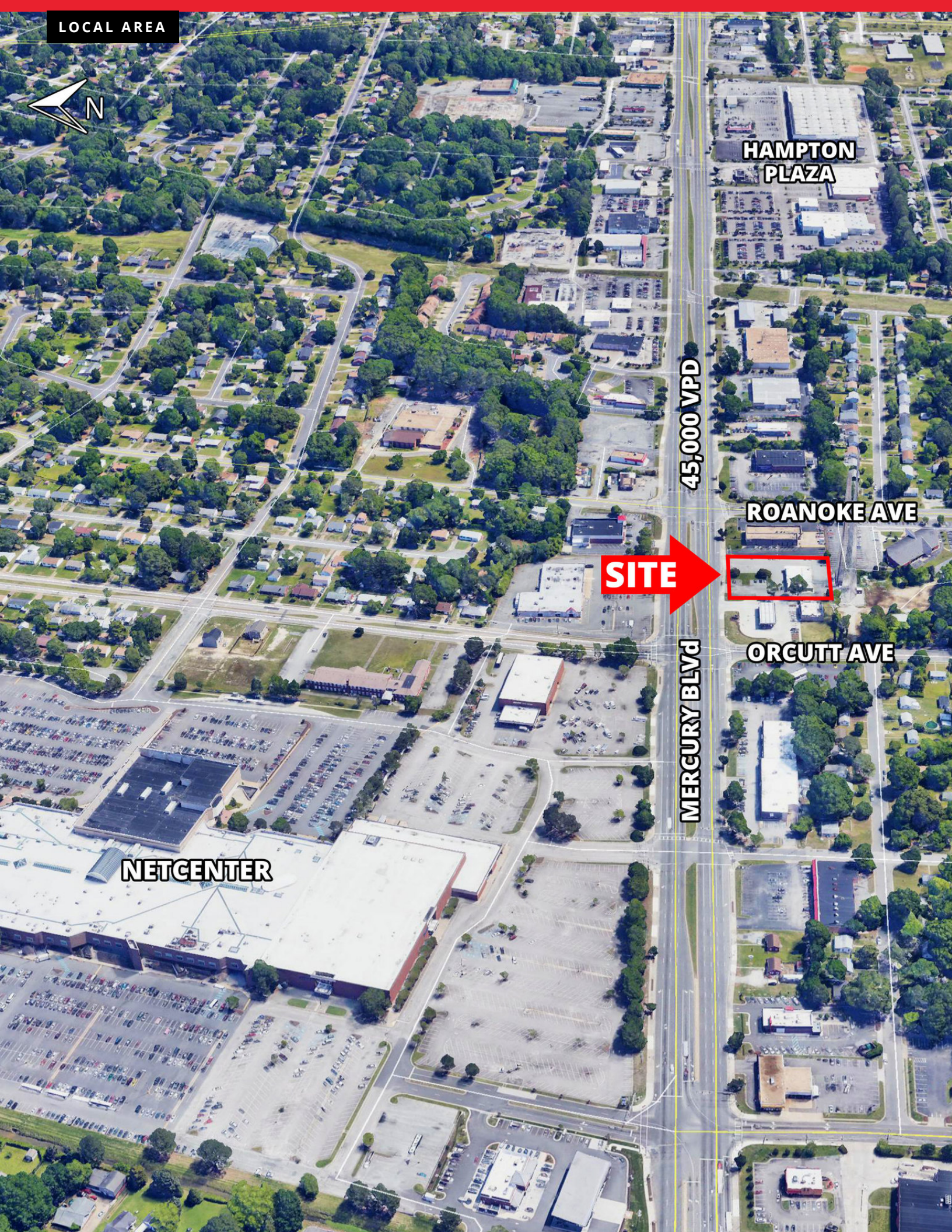
**ROANOKE AVE**

**SITE**

**ORCUTT AVE**

**MERCURY BLVD**

**NETCENTER**



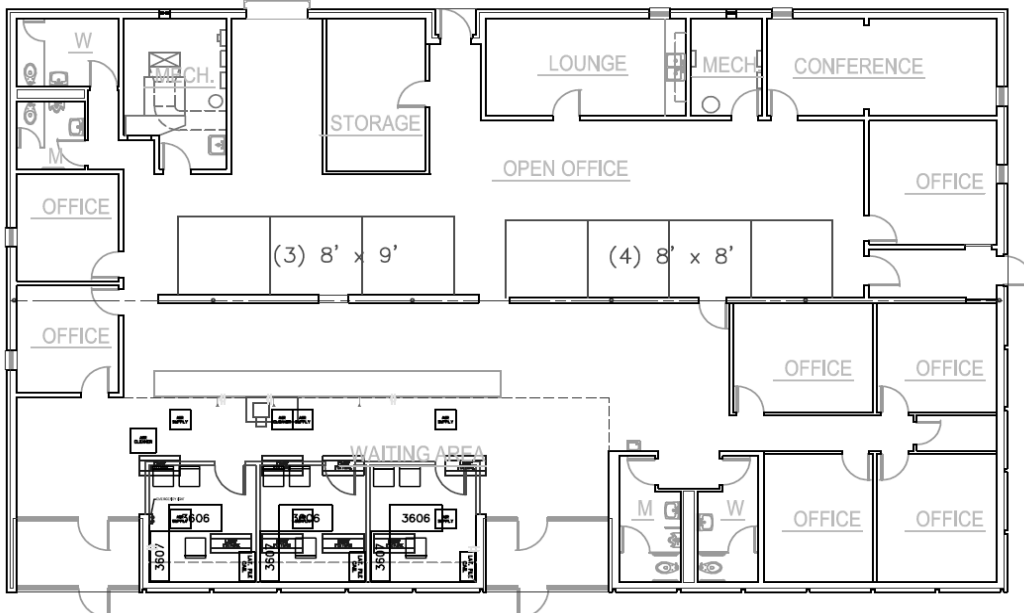


**Debbie Wake**  
 Senior Vice President  
 804.225.4010  
 Dwake@divaris.com

**Fred Karp**  
 Senior Vice President  
 804.786.0406  
 Fred.karp@divaris.com

**Kyle Vernon**  
 Senior Real Estate Analyst  
 804.225.3771  
 Kvernon@divaris.com

Floorplan has not been field verified.



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