

OFFICE BUILDING AND LAND FOR SALE

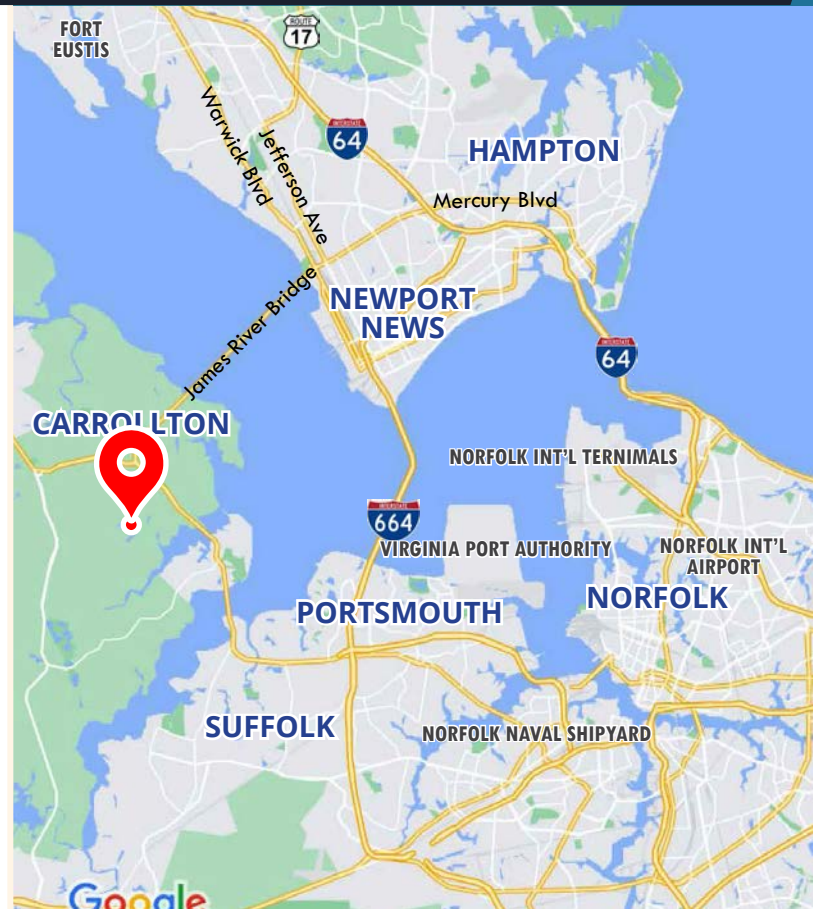
15154 Carrollton Boulevard
Carrollton, VA 23314



2,711 SF SPACE IS ALSO AVAILABLE FOR LEASE

ABOUT PROPERTY

- 6,024 square foot office building located on 6.09 acres of land
- 3,313 square feet is leased to Lighthouse Preschool, and 2,711 square feet is currently vacant. This space was formerly medical.
- Zoned GC - General Commercial District
- Two parcels:
 - Parcel 34-01-049B contains 4.0 acres
 - Parcel 34-01-040C contains 2.09 acres
- Signage available on the property's pylon sign, the building facade and the monument reader panel.
- Ample and convenient parking
- **SALE PRICE: \$2,000,000**



For more information:

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HARVEY LINDSAY

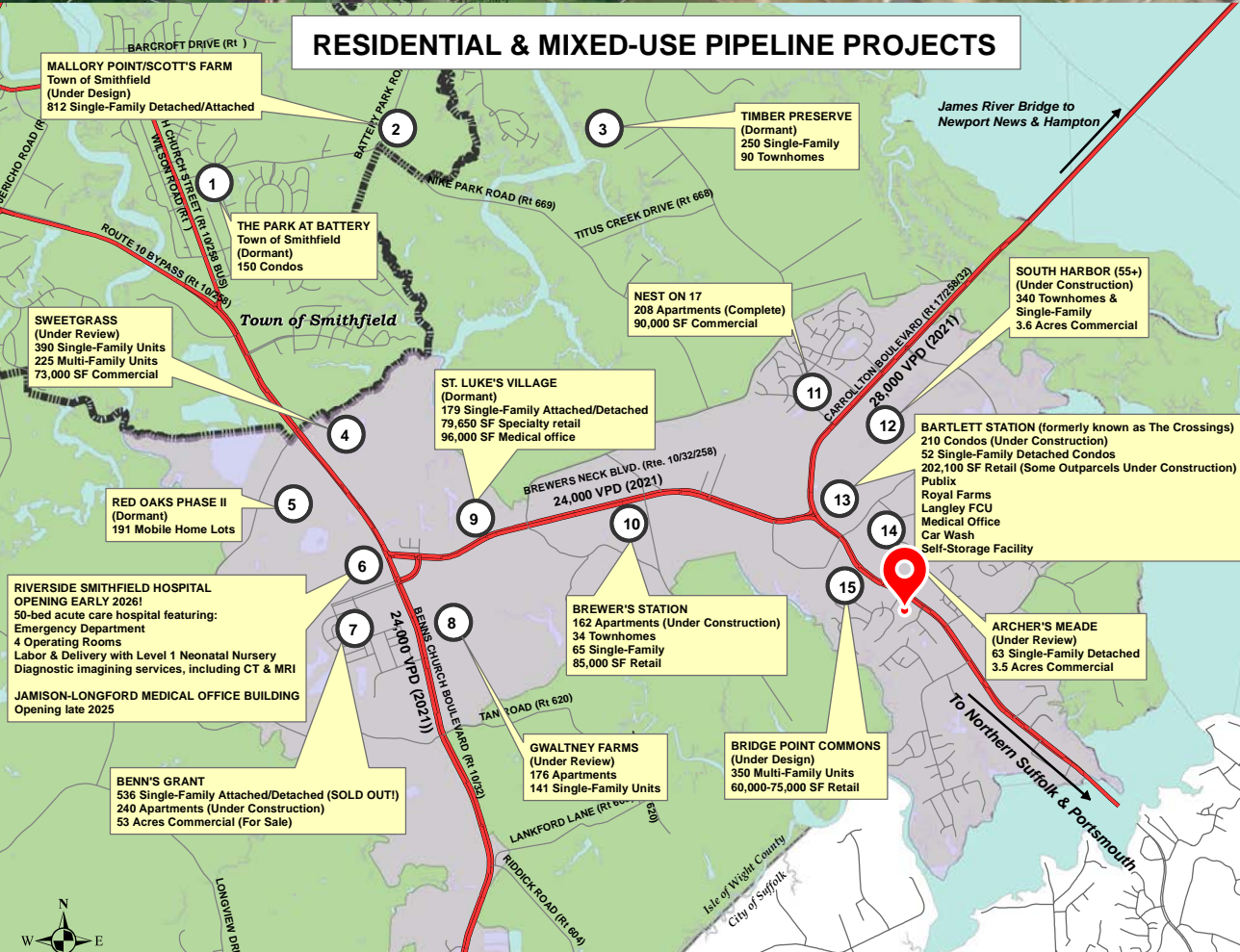
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PARCEL & PIPELINE PROJECTS | 15154 Carrollton Boulevard, Carrollton, VA 23314

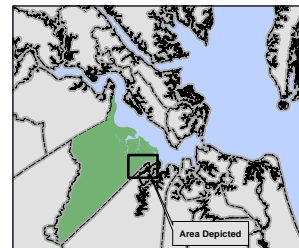


RESIDENTIAL & MIXED-USE PIPELINE PROJECTS



NEWPORT DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066

Median home value is \$351,400

Traffic Counts (2019): Average VPDs:

Route 17 = (29,000)

Route 10/32/258 = (25,000)

Route 10 = (25,000)

In Close Proximity to:

Smithfield = (1 mile)

Northern Suffolk = (1 mile)

Newport News = (5 miles)

Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles).

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



ISLE OF WIGHT COUNTY, VIRGINIA

For more information, contact:
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(757) 356-1600

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BARTLETT STATION

210 Condos (Under Construction)
52 Single-family Detached Condos
202,100 SF Retail (some outparcels
under construction)
Self-Storage Facility