

# FLEX FOR SALE OR LEASE

## 2,000 SF



# 820 GREENBRIER CIRCLE

**UNIT 26, CHESAPEAKE, VA 23320**



**CUSHMAN &  
WAKEFIELD**

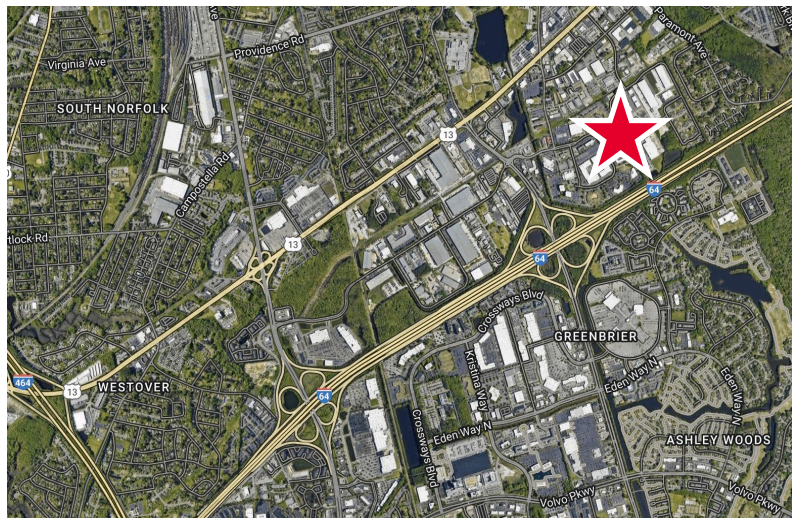
**THALHIMER**



820 GREENBRIER CIRCLE, UNIT 26, CHESAPEAKE, VA

# PROPERTY HIGHLIGHTS

- 2,000 SF ( $\pm$ 1,500 SF Office;  $\pm$ 500 SF Warehouse)
- Conveniently located off I-64 at Greenbrier Parkway North Exit
- Loading - One (1) 8x10 grade level door
- 12' Clear
- Can be leased/sold with Unit 33  
(<https://resources.thalhimer.com/marketing/820%20Greenbrier%20Circle%20-%20Unit%2033.pdf>)
- All existing technology (instruction, video, access, switches and routers) can convey
- Condo Fee - \$291.00/month
- Lease Rate - \$15.00/SF, NNN (\$1.25/SF)
- Sale Price - \$295,000.00



109,663  
**POPULATION**  
Within 3 Miles



\$95,734  
**AVG. INCOME**  
Within 3 Miles



44,006  
**HOUSEHOLDS**  
Within 3 Miles



37.5  
**AVG. AGE**  
Within 3 Miles

232,470  
**POPULATION**  
Within 5 Miles

\$98,327  
**AVG. INCOME**  
Within 5 Miles

90,024  
**HOUSEHOLDS**  
Within 5 Miles

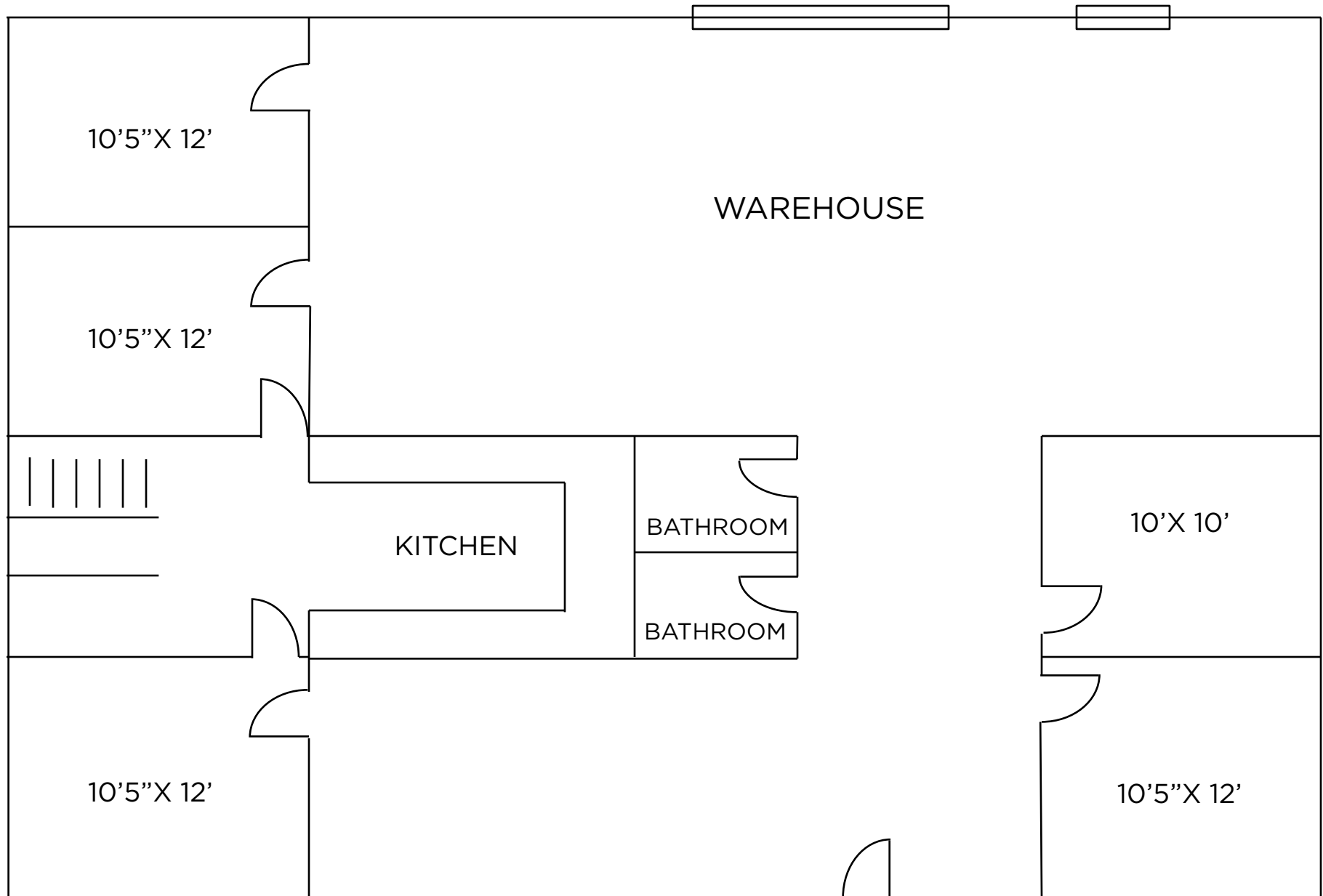
37.7  
**AVG. AGE**  
Within 5 Miles



# SITE PLAN

## 2,000 SF

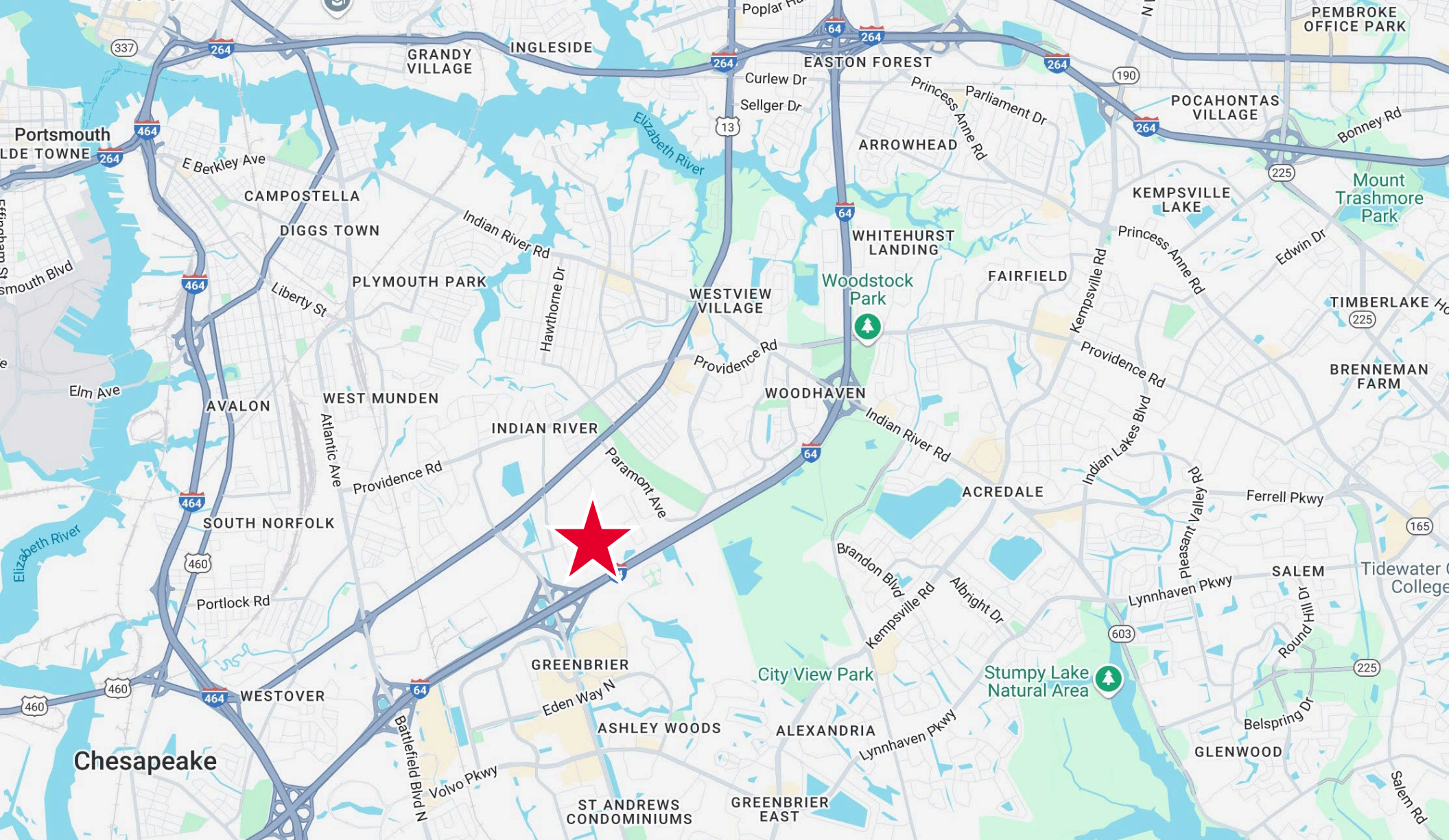
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NOT TO SCALE

ENTRANCE





## CONTACT INFORMATION

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WAKEFIELD

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