

NEW LISTING



PROPERTY FEATURES:

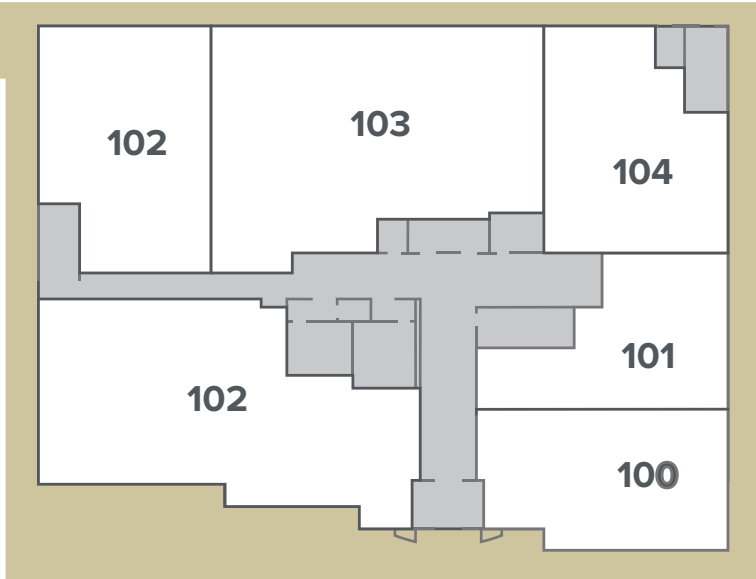
- 1,312 SF SECOND FLOOR OFFICE SPACE FOR LEASE
- THREE RETAIL PAD SITES AVAILABLE FOR GROUND LEASE
- Highly visible 3 story Class A office building located on Blackwell Road (Business Route 15)
- Walking distance to many amenities including grocery stores, shops and restaurants
- Excellent visibility from West Lee Highway
- Ample parking and beautiful views

| | Population | Avg HH Income | Daytime Population |
|---------|------------|---------------|--------------------|
| 1 Mile | 6,406 | \$122,335 | 5,376 |
| 3 Miles | 17,673 | \$126,770 | 12,057 |
| 5 Miles | 25,302 | \$134,356 | 13,145 |





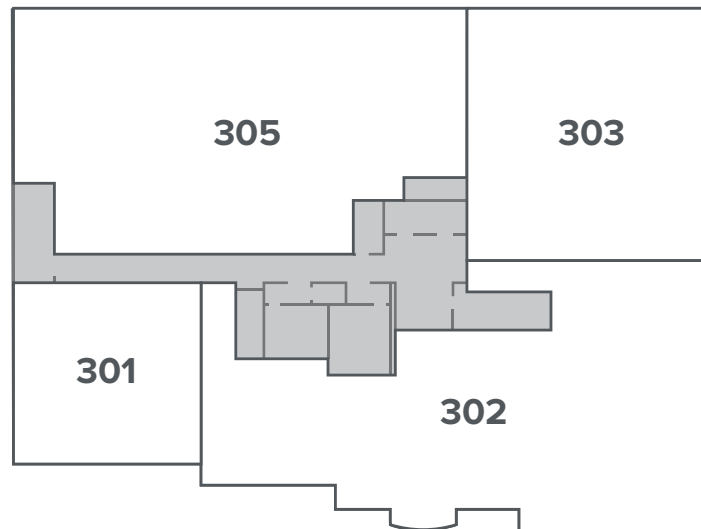
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



| UNIT | SQ FT | TENANT |
|------------|--------------|-----------------------|
| 100 | 1,595 | Parkway Adventures |
| 101 | 1,417 | State Farm Insurance |
| 102 | 5,409 | F1 Computer Solutions |
| 103 | 3,684 | Warrenton Pediatrics |
| 104 | 2,360 | DLT Law Firm |
| 201 & 205 | 10,422 | Bohler Engineering |
| 202 | 1,494 | Hanford Financial |
| 203 | 1,312 | AVAILABLE |
| 204 | 2,181 | NSA Labs |
| 301 | 1,829 | Lin Quest Corporation |
| 302 | 5,317 | Warrenton Dermatology |
| 303 | 3,102 | Novant Health |
| 305 | 5,223 | Media Box Studios |