

For Sale

853 Irvington Road, Kilmarnock, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:
Campana Waltz Commercial Real Estate, LLC - EAST

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231.5516

Travis@CampanaWaltz.com

www.CampanaWaltz.com

This information was obtained from sources deemed to be reliable but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

FOR SALE
Potential Redevelopment
853 Irvington Road
Kilmarnock, Virginia

Location: 853 Irvington Road, Kilmarnock, Virginia

Description: Two story brick medical office building located at the signalized intersection of Irvington Road and Harris Road in the heart of Kilmarnock. The property is in close proximity to Rappahannock General Hospital and Northern Neck Family YMCA.

The first floor is comprised of the following:

- 6 Exam Rooms with sinks
- 3 Offices
- Kitchen
- Lobby and reception area

The second floor:

- 6 offices upstairs
- a full bathroom

Size: ± 5,688 square feet

Land Area: 1.236 acres

Sale Price: \$785,000.00

Parking: Ample

Zoning: C-2 Limited Commercial. Multiple allowable uses by right.
[zoning specific to C2](#)

Also included:

- Survey
- Floor Plans
- Aerial Maps
- Location Map

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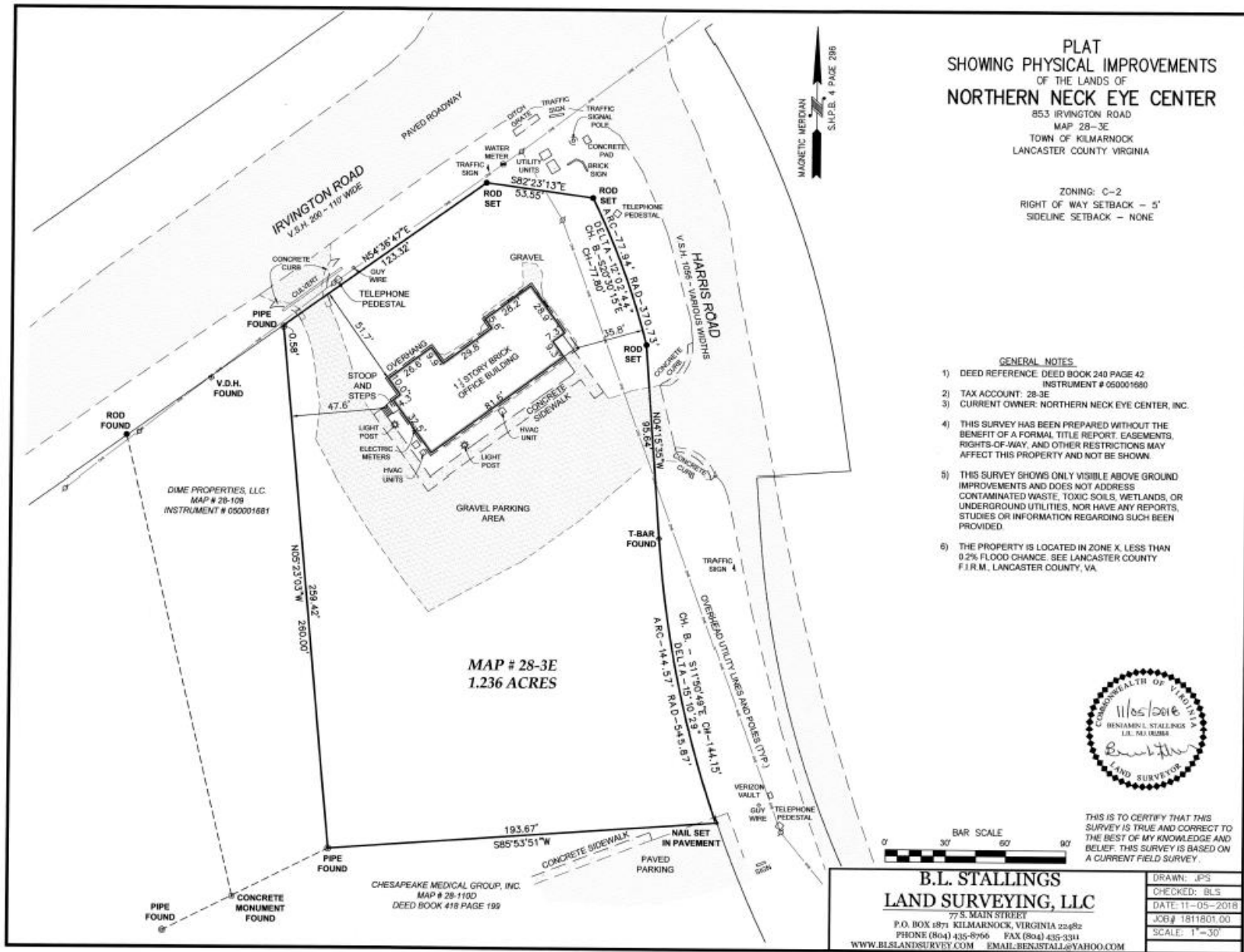
The Property is outlined in yellow.
For illustration purposes only.

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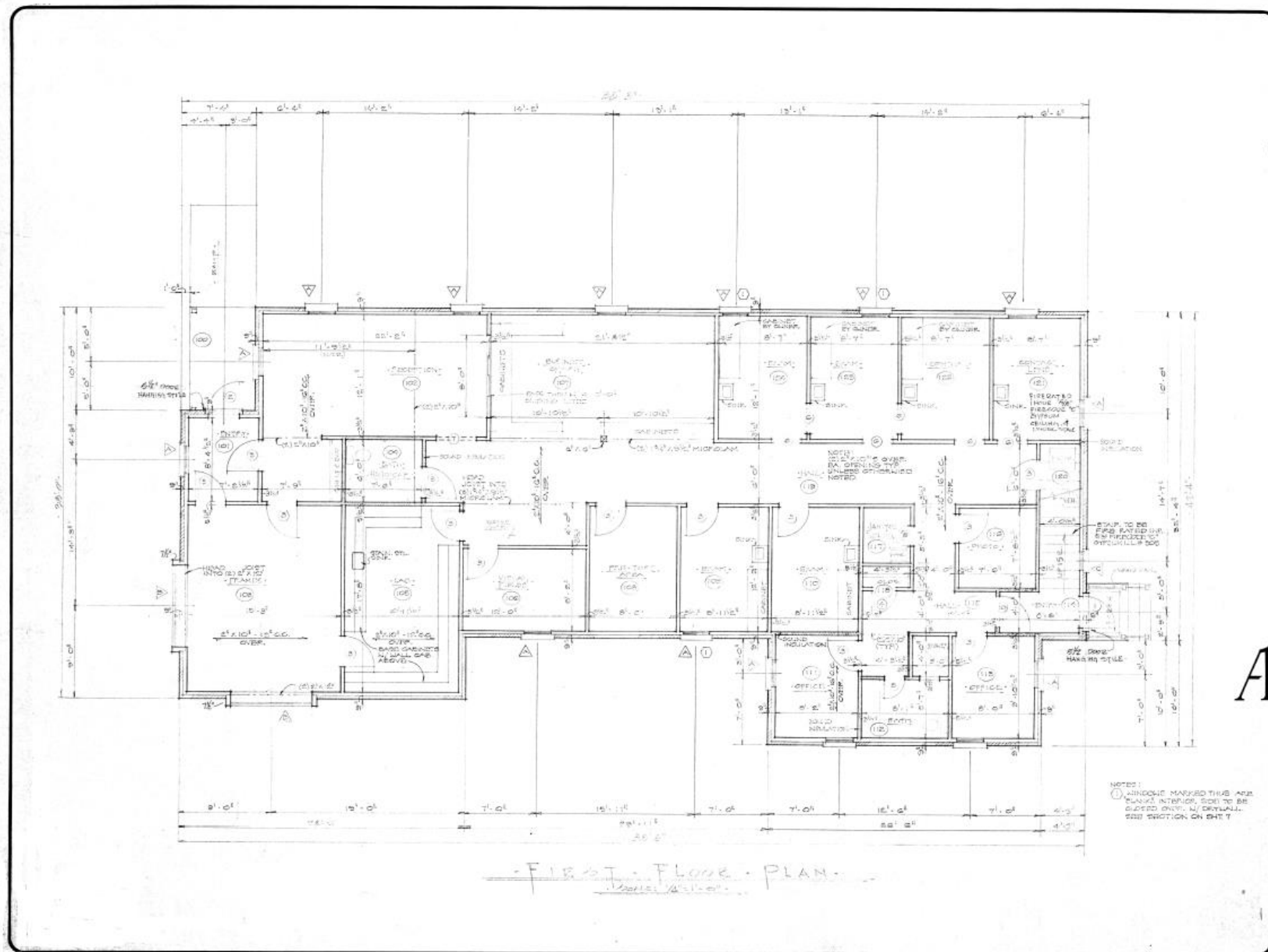
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CORPORA **Waltz**
COMMERCIAL REAL ESTATE LLC - EAST



NORTHERN NECK EYE CENTER



Architecture
limited, P.C.

RICHMOND, VIRGINIA
FREDERICKSBURG, VIRGINIA



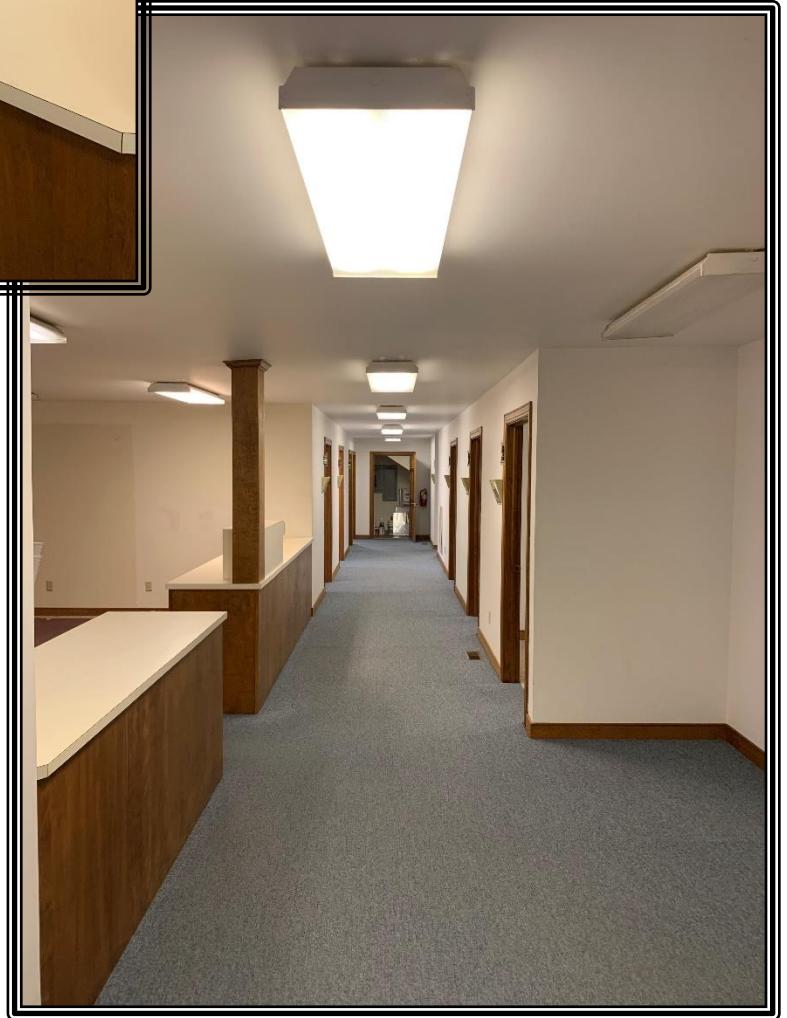
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Reception area

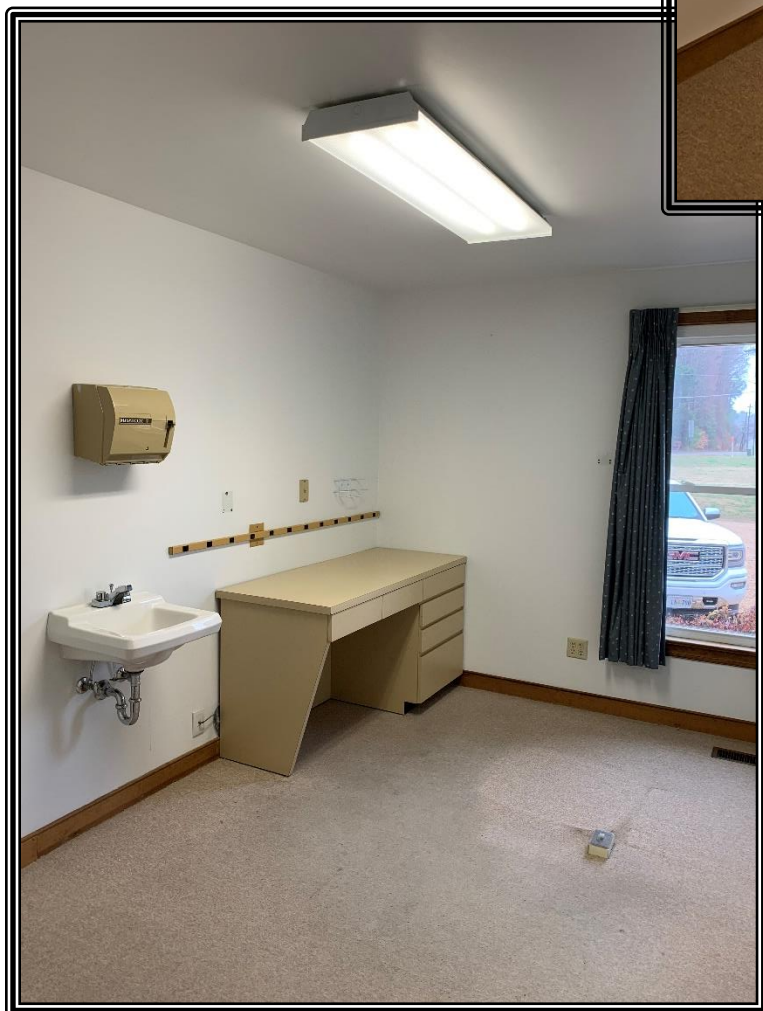
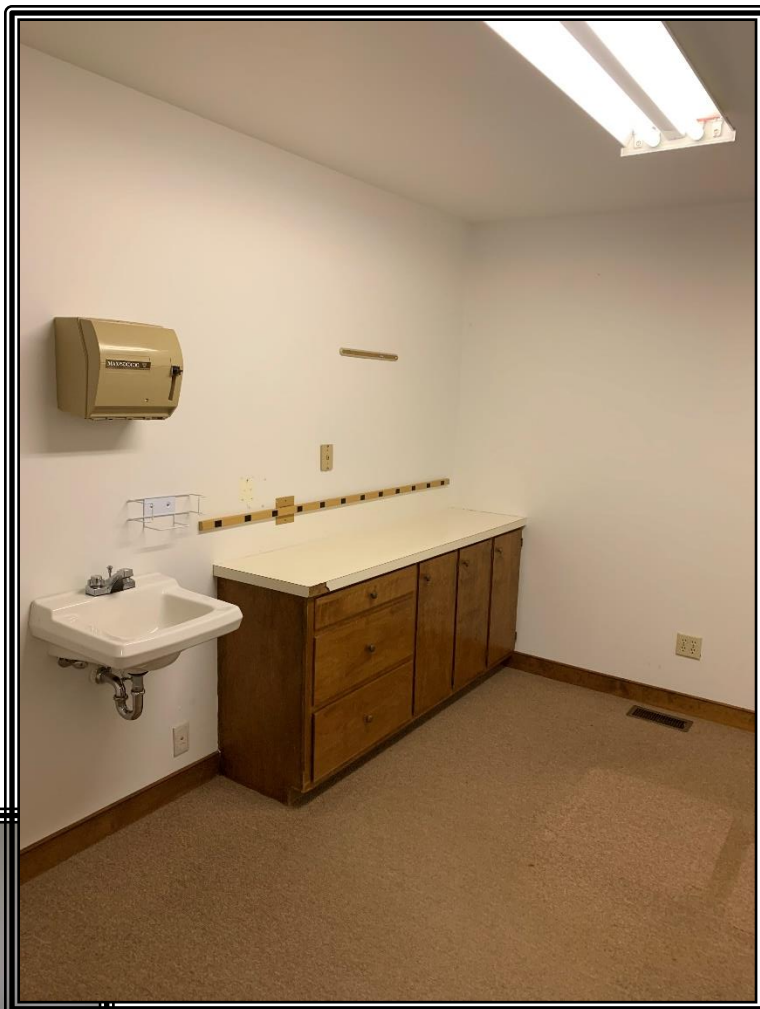


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First floor exam rooms



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Offices



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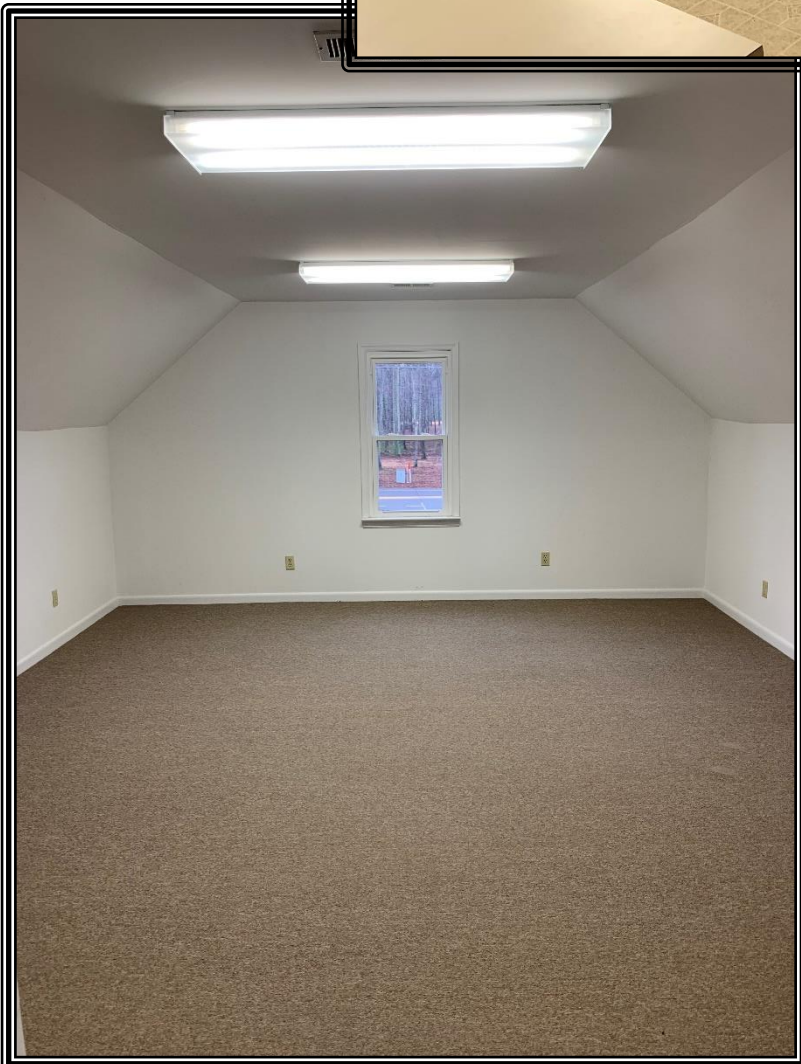
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Kitchen



Second Floor Office

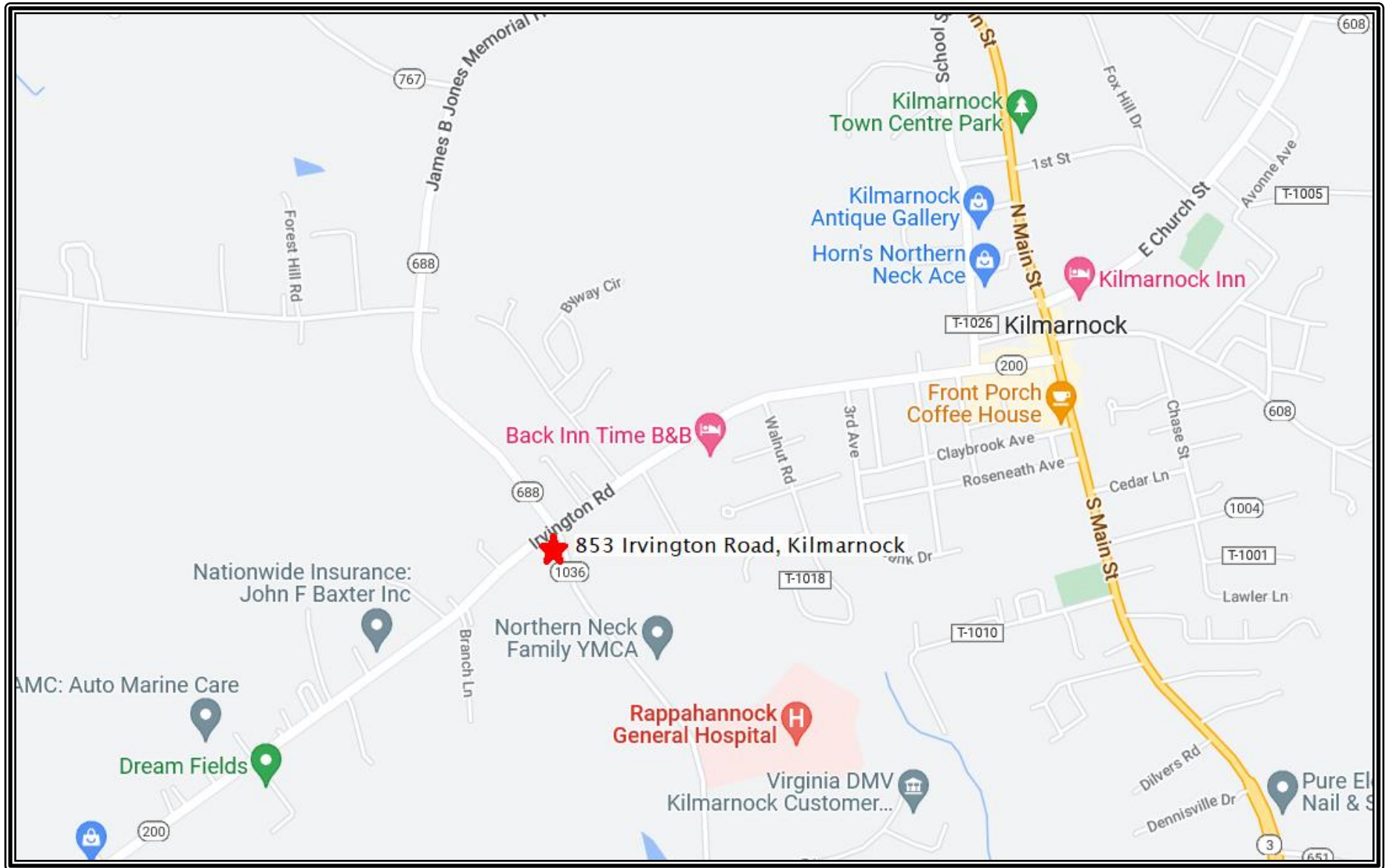


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853 Irvington Road, Kilmarnock, Virginia



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Demographic Summary Report

853 Irvington Rd, Weems, VA 22576

Building Type: **Class C Office**
 Class: **C**
 RBA: **5,688 SF**
 Typical Floor: **5,688 SF**

Total Available: **5,688 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	786	3,822	7,444
2021 Estimate	803	3,857	7,513
2010 Census	911	4,122	8,001
Growth 2021 - 2026	-2.12%	-0.91%	-0.92%
Growth 2010 - 2021	-11.86%	-6.43%	-6.10%
2021 Population by Hispanic Origin	17	71	130
2021 Population	803	3,857	7,513
White	472 58.78%	2,580 66.89%	5,268 70.12%
Black	309 38.48%	1,181 30.62%	2,065 27.49%
Am. Indian & Alaskan	3 0.37%	10 0.26%	21 0.28%
Asian	6 0.75%	34 0.88%	68 0.91%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	14 1.74%	52 1.35%	91 1.21%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	386	1,815	3,491
2021 Estimate	393	1,832	3,525
2010 Census	442	1,959	3,761
Growth 2021 - 2026	-1.78%	-0.93%	-0.96%
Growth 2010 - 2021	-11.09%	-6.48%	-6.27%
Owner Occupied	278 70.74%	1,336 72.93%	2,694 76.43%
Renter Occupied	115 29.26%	496 27.07%	832 23.60%
2021 Households by HH Income	393	1,830	3,525
Income: <\$25,000	90 22.90%	400 21.86%	709 20.11%
Income: \$25,000 - \$50,000	120 30.53%	410 22.40%	801 22.72%
Income: \$50,000 - \$75,000	52 13.23%	234 12.79%	445 12.62%
Income: \$75,000 - \$100,000	32 8.14%	218 11.91%	430 12.20%
Income: \$100,000 - \$125,000	40 10.18%	189 10.33%	349 9.90%
Income: \$125,000 - \$150,000	16 4.07%	63 3.44%	119 3.38%
Income: \$150,000 - \$200,000	20 5.09%	154 8.42%	293 8.31%
Income: \$200,000+	23 5.85%	162 8.85%	379 10.75%
2021 Avg Household Income	\$73,603	\$88,385	\$93,788
2021 Med Household Income	\$43,020	\$61,837	\$64,974



Traffic Count Report

853 Irvington Rd, Weems, VA 22576

Building Type: **Class C Office**

Class: **C**

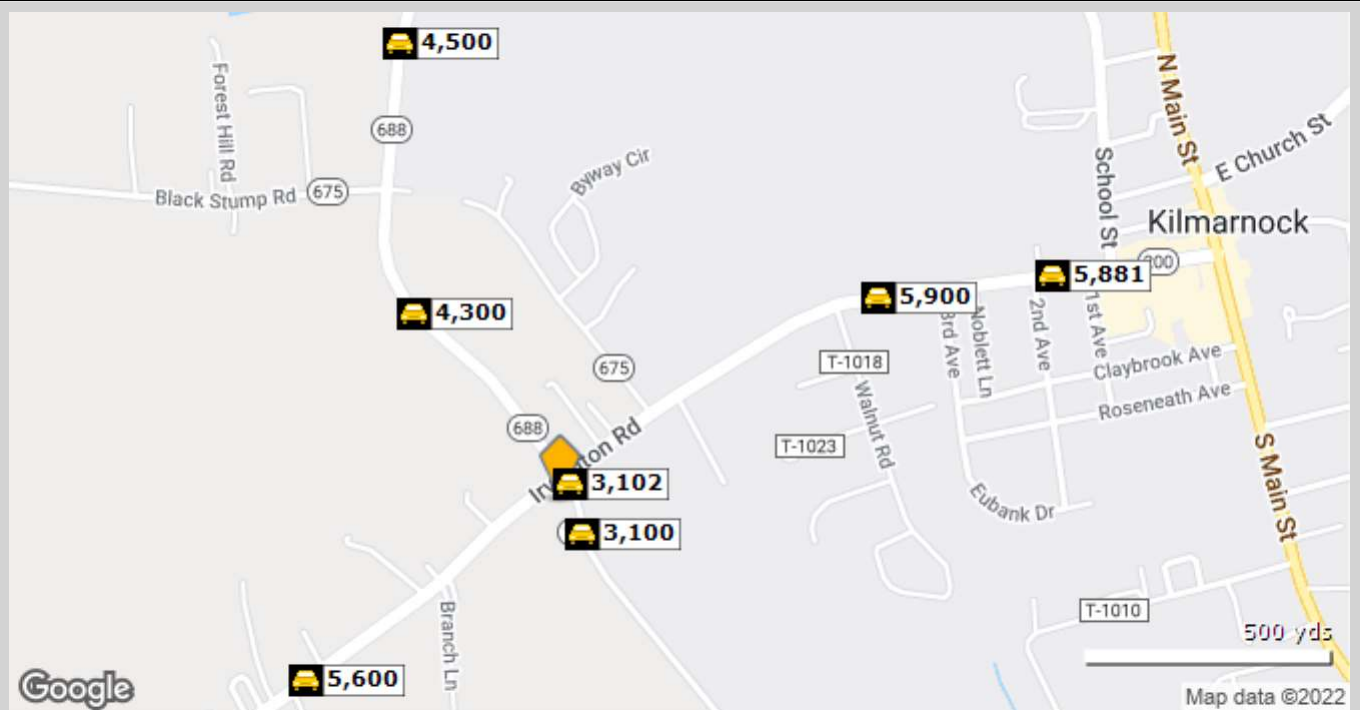
RBA: **5,688 SF**

Typical Floor: **5,688 SF**

Total Available: **5,688 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Harris Rd	William B Graham Ct	0.26 SE	2018	3,585	MPSI	.03
2	Harris Rd	William B Graham Ct	0.26 SE	2020	3,102	MPSI	.03
3	Harris Rd	William B Graham Ct	0.20 SE	2016	3,100	ADT	.05
4	James B Jones Memorial Hwy	Black Stump Rd	0.15 N	2018	4,300	ADT	.28
5	Irvington Rd	Briarwood Ln	0.05 SW	2018	6,006	MPSI	.36
6	Irvington Rd	Briarwood Ln	0.05 SW	2016	5,600	ADT	.36
7	Irvington Road	Walnut St	0.05 W	2018	5,900	ADT	.45
8	James B Jones Memorial Hwy	Black Stump Rd	0.17 S	2020	4,954	MPSI	.57
9	James B Jones Memorial Highway	Black Stump Rd	0.17 S	2018	4,500	ADT	.57
10	Irvington Rd	2nd Ave	0.02 W	2018	5,881	MPSI	.64



Demographic Summary Report

740 Jessie Dupont Memorial Hwy, Burgess, VA 22432

Building Type: **Class C Office**
 Class: **C**
 RBA: **7,490 SF**
 Typical Floor: **7,490 SF**

Total Available: **7,490 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	177	1,417	4,898
2021 Estimate	177	1,422	4,881
2010 Census	172	1,434	4,750
Growth 2021 - 2026	0.00%	-0.35%	0.35%
Growth 2010 - 2021	2.91%	-0.84%	2.76%
2021 Population by Hispanic Origin	4	45	131
2021 Population	177	1,422	4,881
White	132 74.58%	1,022 71.87%	3,540 72.53%
Black	39 22.03%	355 24.96%	1,206 24.71%
Am. Indian & Alaskan	1 0.56%	9 0.63%	22 0.45%
Asian	1 0.56%	9 0.63%	34 0.70%
Hawaiian & Pacific Island	0 0.00%	2 0.14%	6 0.12%
Other	4 2.26%	25 1.76%	73 1.50%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	80	630	2,224
2021 Estimate	80	633	2,218
2010 Census	78	641	2,166
Growth 2021 - 2026	0.00%	-0.47%	0.27%
Growth 2010 - 2021	2.56%	-1.25%	2.40%
Owner Occupied	65 81.25%	536 84.68%	1,894 85.39%
Renter Occupied	15 18.75%	96 15.17%	324 14.61%
2021 Households by HH Income	81	632	2,217
Income: <\$25,000	16 19.75%	125 19.78%	401 18.09%
Income: \$25,000 - \$50,000	15 18.52%	122 19.30%	454 20.48%
Income: \$50,000 - \$75,000	24 29.63%	147 23.26%	454 20.48%
Income: \$75,000 - \$100,000	7 8.64%	82 12.97%	322 14.52%
Income: \$100,000 - \$125,000	4 4.94%	32 5.06%	147 6.63%
Income: \$125,000 - \$150,000	4 4.94%	34 5.38%	129 5.82%
Income: \$150,000 - \$200,000	6 7.41%	40 6.33%	155 6.99%
Income: \$200,000+	5 6.17%	50 7.91%	155 6.99%
2021 Avg Household Income	\$79,975	\$84,059	\$84,858
2021 Med Household Income	\$56,333	\$58,624	\$60,946



Demographic Summary Report

36 Lively Oaks Rd, Lancaster, VA 22503

Building Type: **Class C Office**
 Class: **C**
 RBA: **7,000 SF**
 Typical Floor: **7,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	210	999	2,392
2021 Estimate	217	1,026	2,447
2010 Census	259	1,194	2,793
Growth 2021 - 2026	-3.23%	-2.63%	-2.25%
Growth 2010 - 2021	-16.22%	-14.07%	-12.39%
2021 Population by Hispanic Origin	6	32	71
2021 Population	217	1,026	2,447
White	138 63.59%	624 60.82%	1,474 60.24%
Black	74 34.10%	373 36.35%	903 36.90%
Am. Indian & Alaskan	1 0.46%	4 0.39%	10 0.41%
Asian	1 0.46%	6 0.58%	20 0.82%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	4 1.84%	19 1.85%	40 1.63%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	93	439	1,055
2021 Estimate	96	452	1,080
2010 Census	115	529	1,235
Growth 2021 - 2026	-3.13%	-2.88%	-2.31%
Growth 2010 - 2021	-16.52%	-14.56%	-12.55%
Owner Occupied	83 86.46%	379 83.85%	904 83.70%
Renter Occupied	13 13.54%	72 15.93%	175 16.20%
2021 Households by HH Income	95	451	1,081
Income: <\$25,000	19 20.00%	97 21.51%	274 25.35%
Income: \$25,000 - \$50,000	21 22.11%	96 21.29%	203 18.78%
Income: \$50,000 - \$75,000	12 12.63%	67 14.86%	154 14.25%
Income: \$75,000 - \$100,000	14 14.74%	63 13.97%	149 13.78%
Income: \$100,000 - \$125,000	10 10.53%	49 10.86%	99 9.16%
Income: \$125,000 - \$150,000	0 0.00%	0 0.00%	13 1.20%
Income: \$150,000 - \$200,000	13 13.68%	52 11.53%	106 9.81%
Income: \$200,000+	6 6.32%	27 5.99%	83 7.68%
2021 Avg Household Income	\$88,932	\$84,908	\$85,792
2021 Med Household Income	\$66,562	\$64,853	\$63,397



Demographic Summary Report

12180 Tidewater Trl, Saluda, VA 23149

Building Type: **Class C Office**
 Class: **C**
 RBA: **8,300 SF**
 Typical Floor: **4,150 SF**

Total Available: **8,300 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	194	1,879	3,778
2021 Estimate	199	1,932	3,838
2010 Census	222	2,173	4,098
Growth 2021 - 2026	-2.51%	-2.74%	-1.56%
Growth 2010 - 2021	-10.36%	-11.09%	-6.34%
2021 Population by Hispanic Origin	7	60	119
2021 Population	199	1,932	3,838
White	128 64.32%	1,406 72.77%	2,844 74.10%
Black	61 30.65%	446 23.08%	845 22.02%
Am. Indian & Alaskan	1 0.50%	7 0.36%	25 0.65%
Asian	1 0.50%	11 0.57%	20 0.52%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	8 4.02%	61 3.16%	105 2.74%
U.S. Armed Forces	0	1	4
Households			
2026 Projection	71	719	1,515
2021 Estimate	73	744	1,543
2010 Census	83	851	1,662
Growth 2021 - 2026	-2.74%	-3.36%	-1.81%
Growth 2010 - 2021	-12.05%	-12.57%	-7.16%
Owner Occupied	59 80.82%	565 75.94%	1,211 78.48%
Renter Occupied	14 19.18%	178 23.92%	332 21.52%
2021 Households by HH Income	71	744	1,545
Income: <\$25,000	16 22.54%	213 28.63%	392 25.37%
Income: \$25,000 - \$50,000	12 16.90%	128 17.20%	243 15.73%
Income: \$50,000 - \$75,000	26 36.62%	202 27.15%	376 24.34%
Income: \$75,000 - \$100,000	6 8.45%	63 8.47%	165 10.68%
Income: \$100,000 - \$125,000	2 2.82%	36 4.84%	121 7.83%
Income: \$125,000 - \$150,000	4 5.63%	34 4.57%	95 6.15%
Income: \$150,000 - \$200,000	3 4.23%	37 4.97%	94 6.08%
Income: \$200,000+	2 2.82%	31 4.17%	59 3.82%
2021 Avg Household Income	\$69,394	\$69,363	\$74,624
2021 Med Household Income	\$61,125	\$55,166	\$61,025



AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC - EAST is ____ the Listing Broker, ____ Buyer Broker, ____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST