

## EXECUTIVE SUMMARY

**Stand Alone Retail In South Boston VA** 901 Wilborn Avenue, South Boston, VA 24592



### OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.48 Acres

Year Built: 1983

Building Size: 1,863

Taxes:

### PROPERTY OVERVIEW

K&M Commercial, as the exclusive representative, is excited to present this stand-alone building for sale in the heart of South Boston, VA. This property spans 1,863 sq/ft and sits on nearly a half-acre of land, making it an excellent stand-alone retail unit. It is zoned B-2, which permits a variety of uses. With its prime location, the property offers excellent visibility and easy access from Wilborn Ave., which is why we are happy to present for sale this 1,863 sq/ft stand-alone building located in the heart of South Boston, VA. Situated on nearly a half acre, this stand-alone retail property is zoned B-2, allowing many uses. Excellent visibility and access from Wilborn Ave.

### PROPERTY HIGHLIGHTS

- - 1,863 sq/ft stand-alone retail available for sale
- - Situated on .48 acres of land
- - Zoned B-2, allowing for multiple uses
- - Highly visible from Wilborn Ave, providing excellent accessibility
- - Ideal space for retail businesses looking to establish a strong presence in the area

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459 Herndon Pkwy #21 Herndon, VA 20170



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WE GET WHAT YOU NEED™

RETAIL PROPERTY FOR SALE

# Stand Alone Retail In South Boston VA

**901 WILBORN AVENUE, SOUTH BOSTON, VA 24592**

## ADDITIONAL PHOTOS

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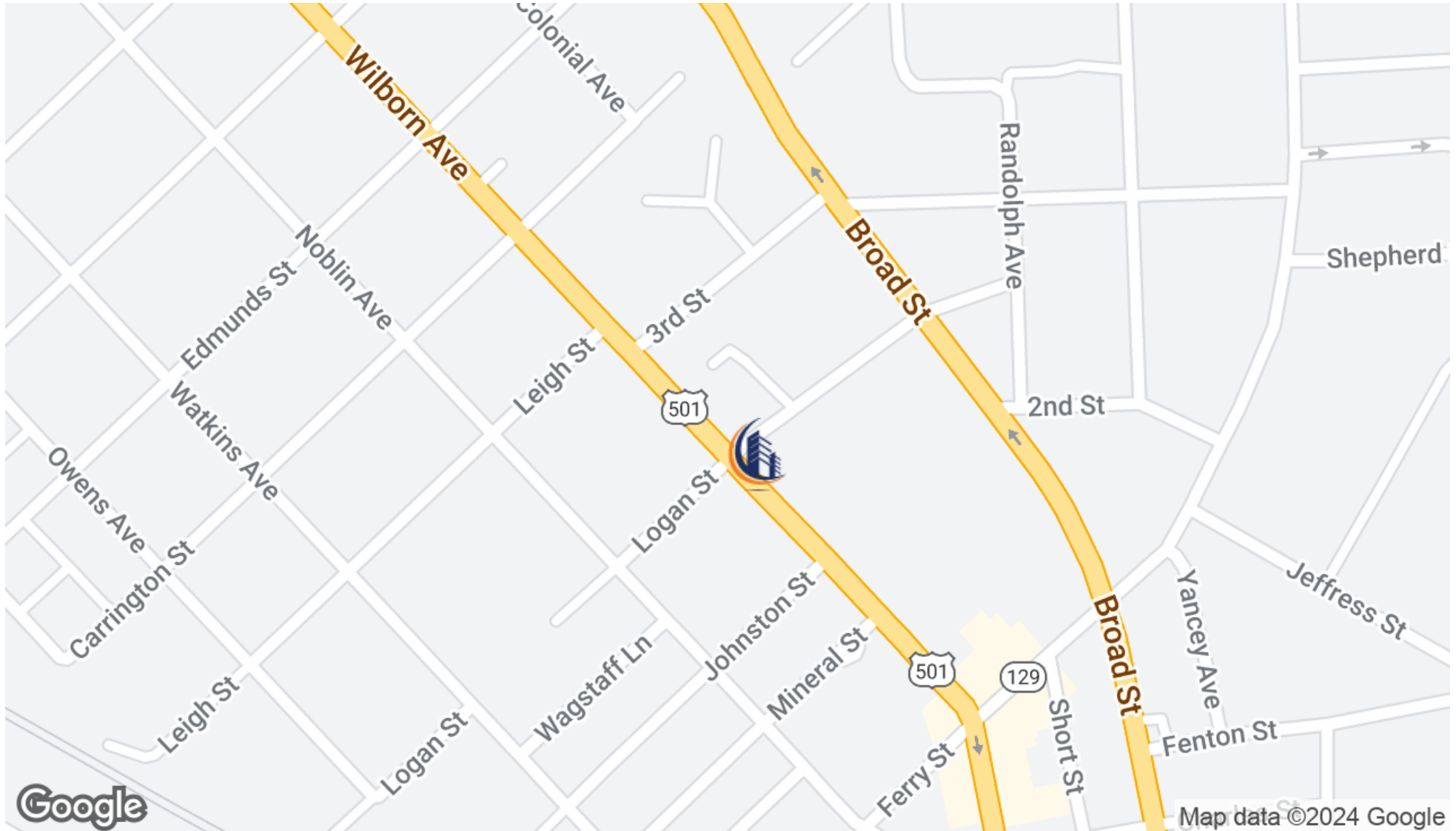
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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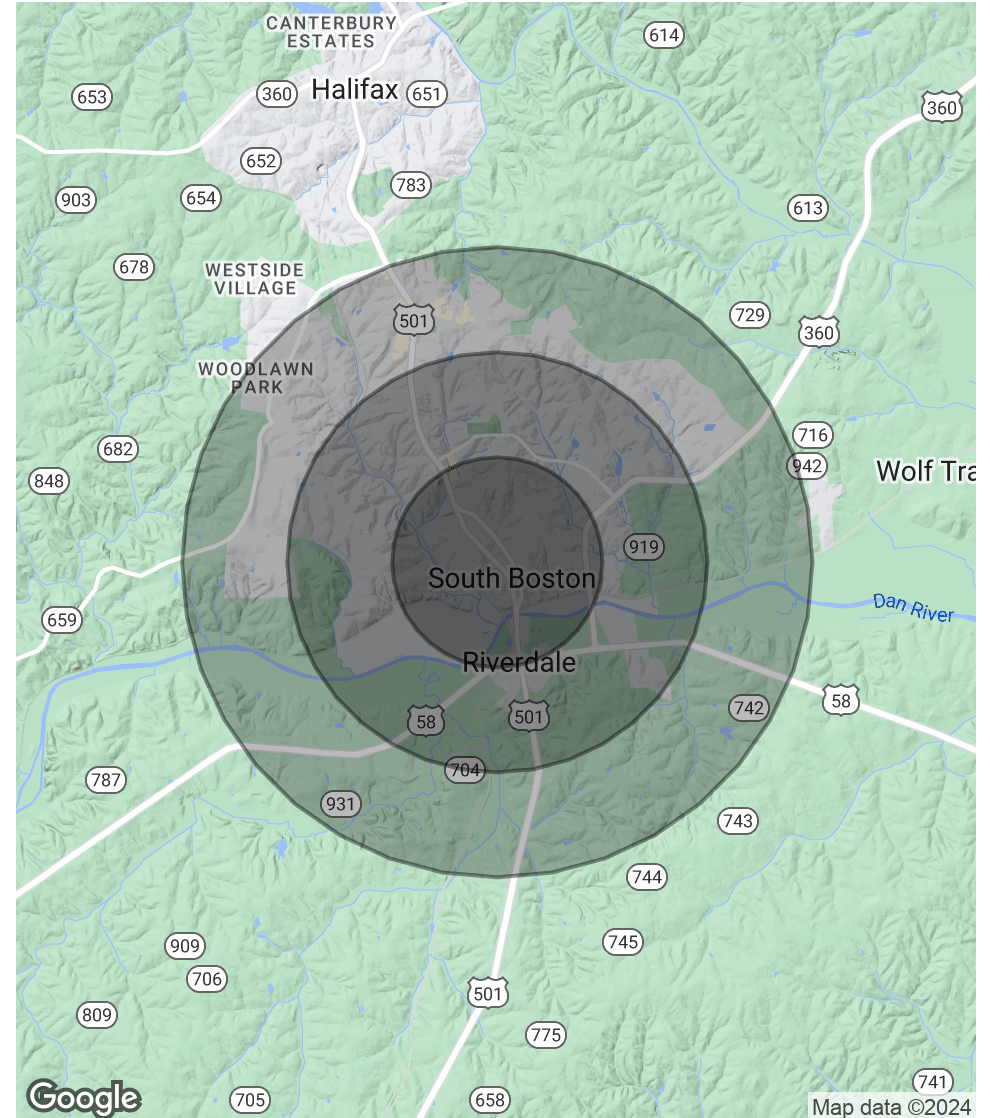
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,889	5,233	7,287
Average Age	35.3	39.8	41.9
Average Age (Male)	33.6	35.9	36.9
Average Age (Female)	36.7	42.9	45.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,381	2,535	3,568
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$39,419	\$43,147	\$45,047
Average House Value	\$125,118	\$137,436	\$134,000

2020 American Community Survey (ACS)



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## ADVISOR BIO 1

**Stand Alone Retail In South Boston VA** 901 Wilborn Avenue, South Boston, VA 24592



**KAYVAN MEHRBAKHSH, CCIM, MBA**

Managing Director

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VA #0225084011 // DC #AB98375922 MD #0660396

### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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## ADVISOR BIO 2

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### **MATTHEW JENKINS, CCIM MBA**

Vice President

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### **PROFESSIONAL BACKGROUND**

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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