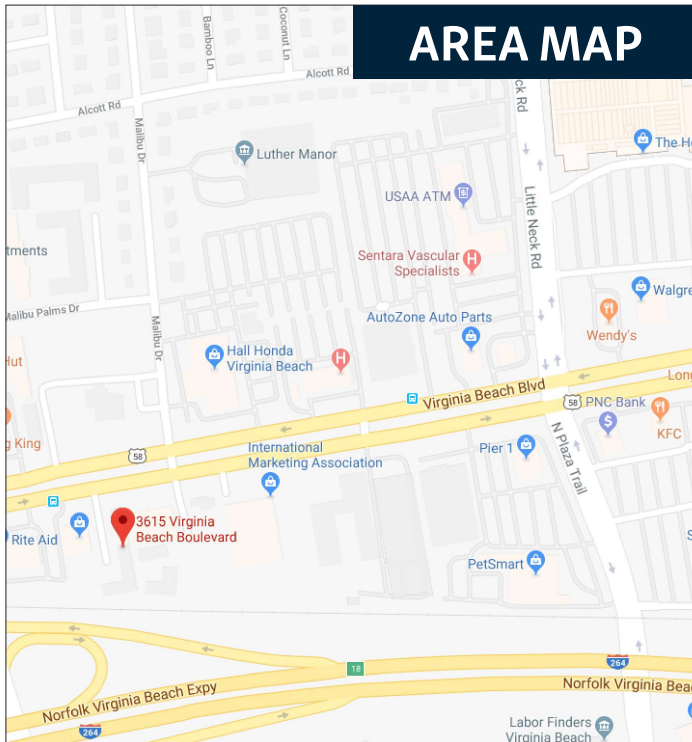


FOR LEASE/RETAIL AND OFFICE SPACE | 3615 VIRGINIA BEACH BLVD VIRGINIA BEACH, VA 23452



EXTERIOR



AREA MAP

PROPERTY SUMMARY:

- 14,000 SF GLA, OFFICE/RETAIL CENTER
- B-2 ZONED
- 800 SF AVAILABLE
- LEASE RATES FROM \$12.00 PSF NNN (\$3.00 CAM, TAXES, INS.)
- FORMER REAL ESTATE OFFICE AND LAW FIRM SPACE AVAILABLE
- SPACE AVAILABLE ON THE PYLON STREET SIGN
- APPROXIMATELY 50 ON SITE PARKING SPACES SERVE THE PROPERTY
- NEARBY TENANTS INCLUDE: HOME DEPOT, HARRIS TEETER, KROGER, RITE AID, CONN'S, BJ'S, ET AL

DEMOGRAPHICS: COSTAR

Radius: 1 mile 3 mile 5 mile

Population: 14,000 97,800 243,175

Households: 5,100 38,185 94,500

Average HH Income: \$81,000 \$89,300 \$92,800

Above average traffic counts +/- 41,000 VPD (VA BEACH BLVD)



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

Shore Drive | 2301 Urchin Road | Virginia Beach, VA 23451 | 757-481-8433

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ERIC BUCKLEW

Direct: (757) 404-0162

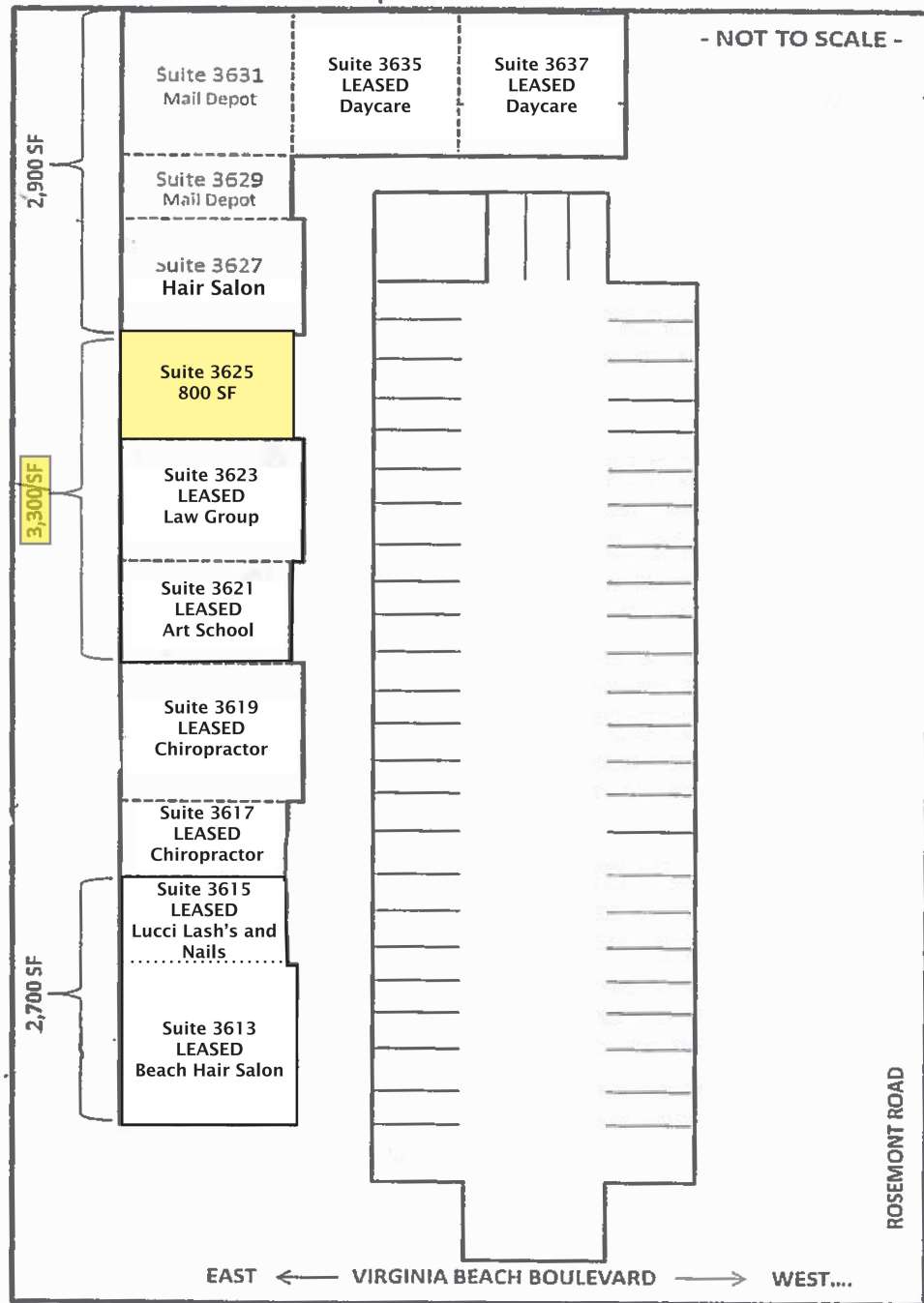
Office: (757) 481-8433

BucklewProperties@live.com

Eric.Bucklew@BHHSTowne.com

www.BucklewProperties.com

AVAILABLE SPACE



Vacant

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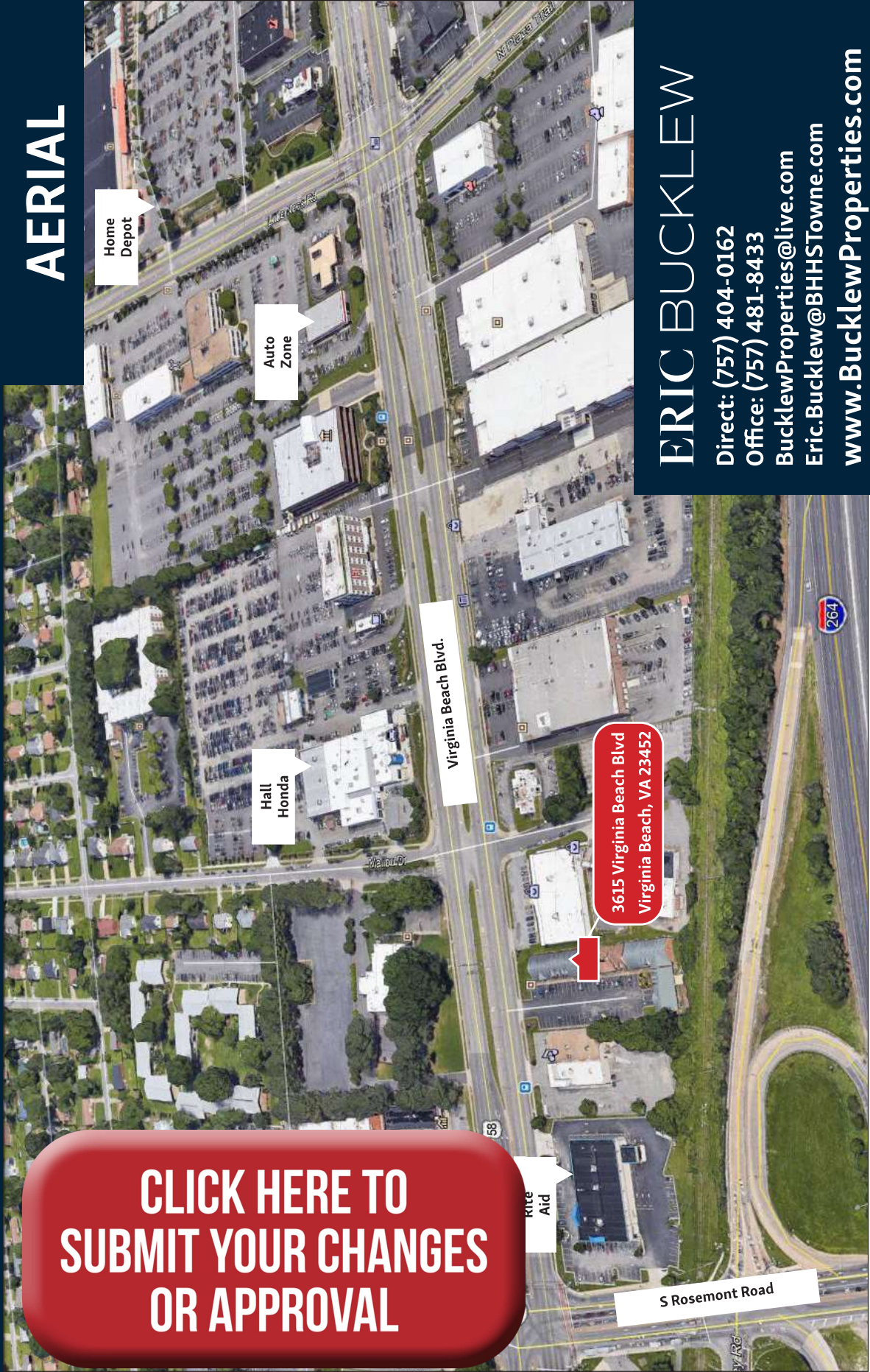
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AERIAL



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