



1320 Kempsville Rd

Virginia Beach, Virginia 23464

Property Highlights

- 5,957 RSF Open layout
- Built in 2006
- Zoned B2 for versatile retail/office uses
- Excellent visibility with prominent signage
- Ample parking with 35 spaces
- Well-maintained property
- Strategic location in the Kempsville submarket

Property Overview

Introducing a prime asset in Virginia Beach, this 5,957 RSF building presents an opportunity for a user buyer to acquire a free standing property with a versatile layout suited for a wide variety of retail and office uses.

Offering Summary

Sale Price:	\$1,325,000
Building Size:	5,957 SF
Lot Size:	0.82 Acres

Demographics 1 Mile 3 Miles 5 Miles

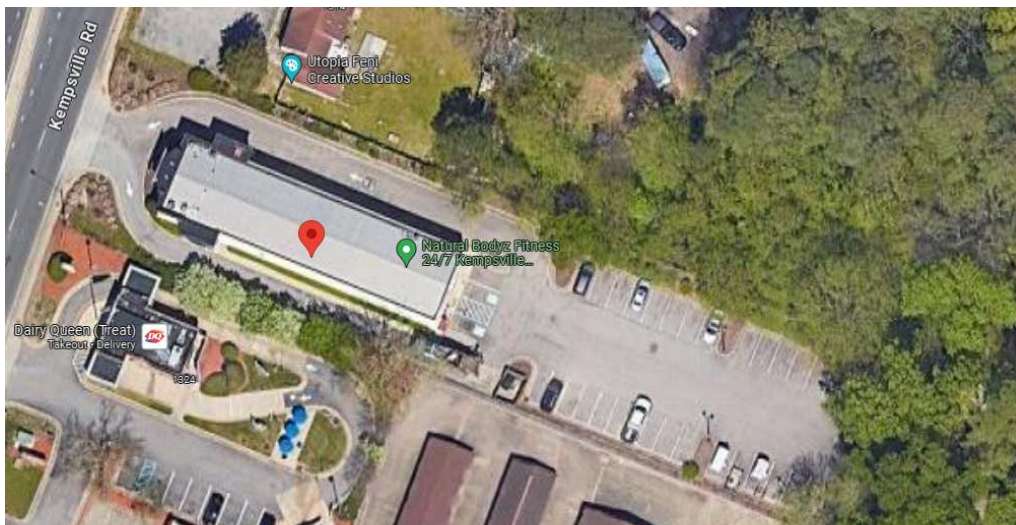
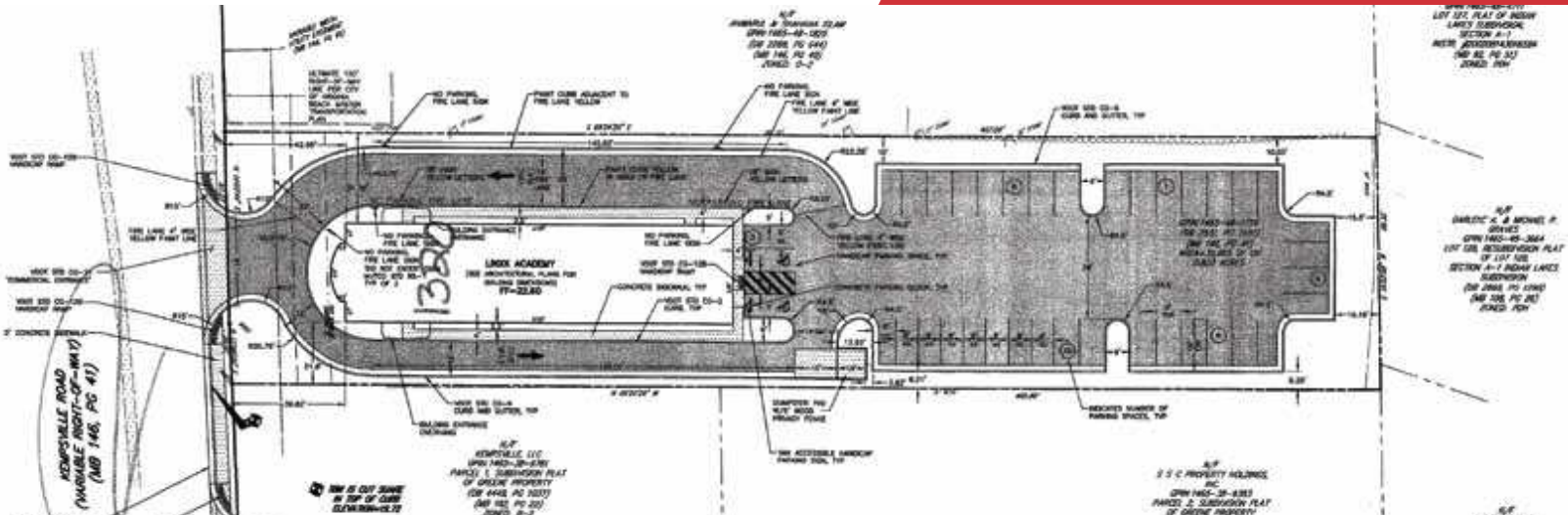
Total Households	6,108	46,981	119,539
Total Population	16,400	122,562	299,832
Average HH Income	\$94,198	\$91,545	\$82,100

For More Information

Matt Wilbricht

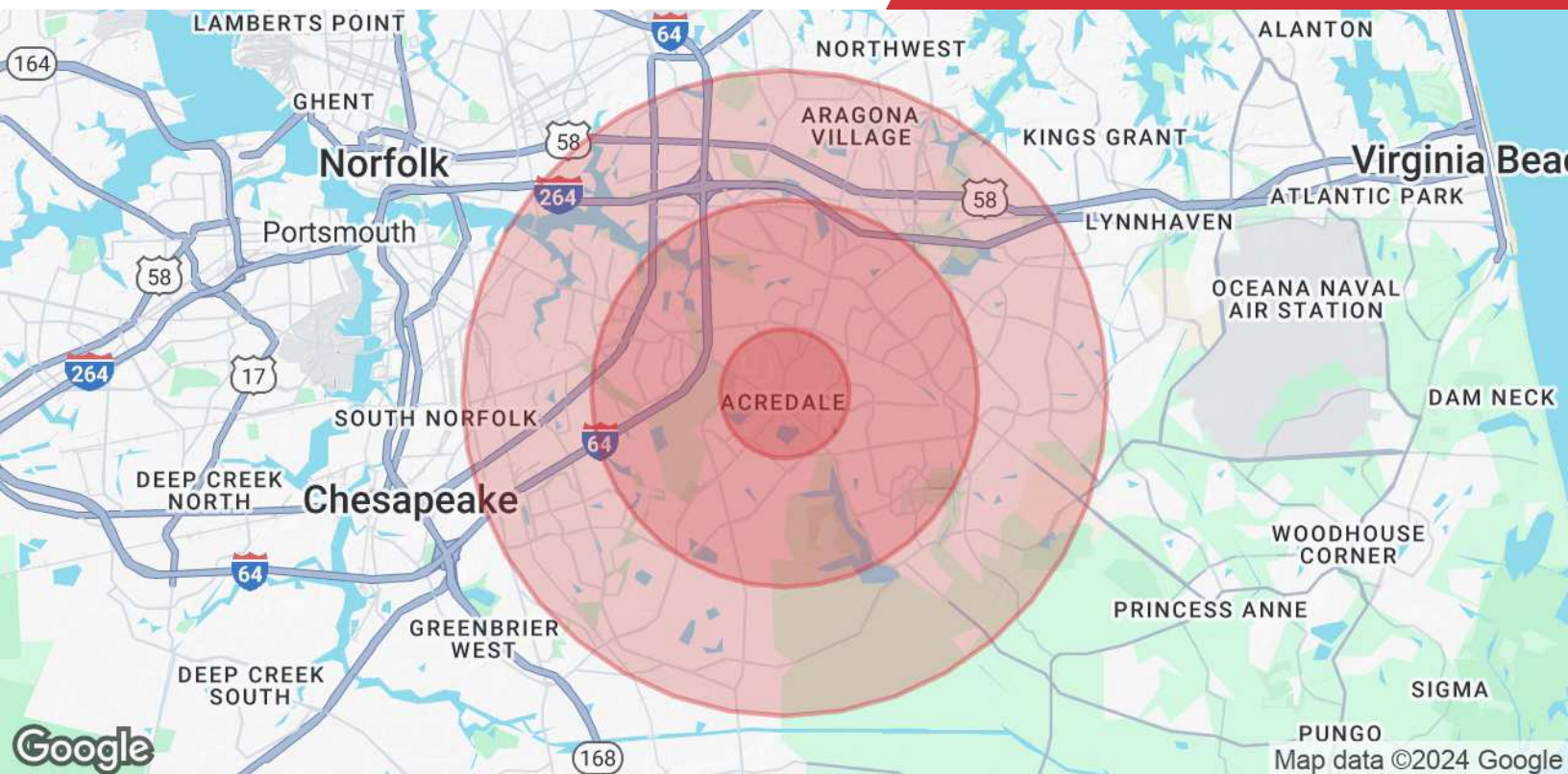
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Population

	1 Mile	3 Miles	5 Miles
Total Population	16,400	122,562	299,832
Average Age	40.8	38.7	36.9
Average Age (Male)	39.6	36.7	35.4
Average Age (Female)	41.3	39.9	38.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,108	46,981	119,539
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$94,198	\$91,545	\$82,100
Average House Value	\$257,907	\$261,424	\$240,260

2020 American Community Survey (ACS)