

**FOR
SALE****FORMER BANK BRANCH****Sale Price:
\$2,750,000****PROPERTY OVERVIEW**

Prime 3,341 SF former bank branch on 0.75 acres with multiple drive-thru lanes, offering excellent frontage, visibility, and signage along Independence Boulevard. The property is strategically located at the signalized intersection of Independence Blvd and Broad Street ($\pm 59,200$ VPD) in the heart of Town Center/Pembroke submarket of Virginia Beach. Surrounded by upscale retail, office towers, hotels, luxury multifamily, and entertainment destinations, this site sits within one of the most active, high-demand commercial corridors in Hampton Roads.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	6,344	52,597	118,680
Population:	14,716	129,627	302,384
Avg HH Income:	\$89,690	\$97,325	\$103,422

PROPERTY HIGHLIGHTS

- Lot Size: 0.75 acres
- Drive-Thru Infrastructure: Three existing drive-thru lanes
- High-Activity Trade Area: Strong daytime and evening traffic
- Access: Full-movement ingress/egress
- Frontage: Approximately 200 feet along Independence Blvd
- Zoning: B-3 (Central Business District)

AVAILABLE SPACES

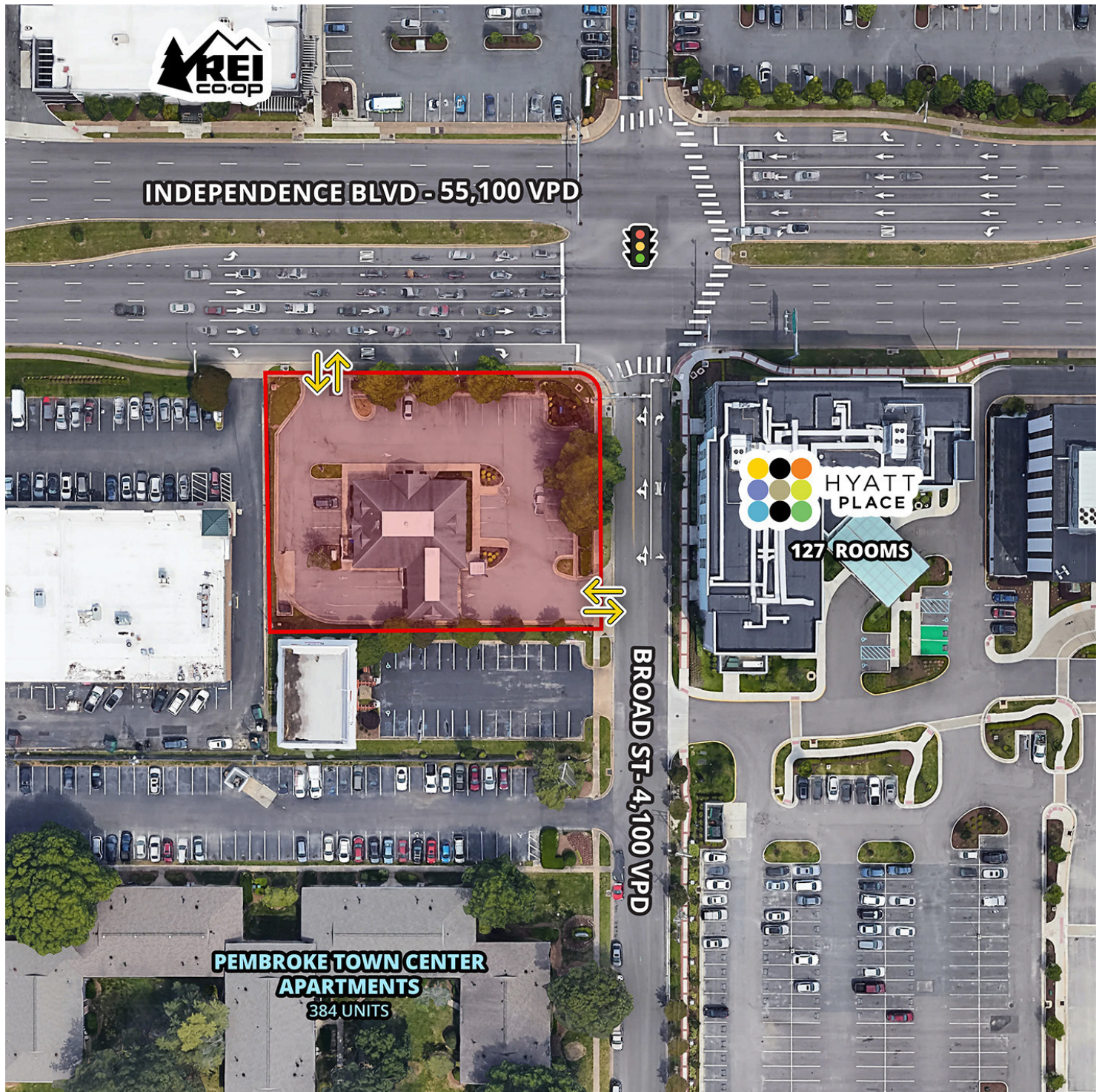
FOR FURTHER INFORMATION, PLEASE CONTACT:

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351 INDEPENDENCE BLVD, VIRGINIA BEACH, VA 23462

PARCEL OVERVIEW



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MARKET AERIAL



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