

For Sale

**Institutional Campus or
Redevelopment Opportunity**

580

**Kempsville
Road**

Virginia Beach, Virginia

CONTACT

Jeff Parker, CCIM

Senior Vice President

T +1 757 364 6441

C +1 757 478 9920

jeff.parker@cbre.com

CBRE

Property Overview



CBRE is proud to present a rare opportunity to acquire the 580 Kempsville Road in Virginia Beach, strategically positioned in the heart of the Norfolk/Virginia Beach corridor. This expansive property offers exceptional potential for entertainment, live performance, and specialty commercial ventures, with two substantial buildings across 12.78 acres in one of Hampton Roads' most accessible and desirable submarkets. Its size, visibility, and proximity to major transportation routes make it an ideal candidate for a premier concert venue, regional event hub, or transformative mixed-use, retail or multifamily (housing) redevelopment.

The first parcel at 580 Kempsville Road and the preferred property for sale, spans 7.52 acres and features an $\pm 80,000$ SF modern facility with a sanctuary seating up to 5,200 guests—perfect for large-scale concerts, conferences, and community events. The second parcel at 640 Kempsville Road includes a two-story, 95,000 SF building on 5.26 acres, offering flexible space for production, storage, or adaptive reuse to support entertainment operations or complementary commercial uses. This property can be available for purchase as well. Together, these properties deliver a rare combination of scale, location, and versatility for investors and operators seeking a high-impact presence in Hampton Roads.



Parcel B

- 640 Kempsville Road
- Sanctuary / Classrooms / Gymnasium
- 5.26 AC
- ± 95,000 SF

Parcel A - FOR SALE

- 580 Kempsville Road
- Main Church Building
- 7.52 AC
- ± 80,000 SF

Property Highlights



Prime Location | Situated in the heart of Hampton Roads with excellent visibility along Kempsville Road near Princess Anne Road.



Regional Connectivity | Just 1 mile from Interstate 264 and 1.8 miles from Interstate 64 and Virginia Beach Town Center, providing easy access to all seven cities in the region.



Significant Land Area | Two parcels totaling approximately 12.78 acres in the highly desirable Kempsville submarket.



Substantial Improvements |

- **580 Kempsville Road** – ±80,000 SF modern religious facility built in 1997, seating up to 5,200 people.
- **640 Kempsville Road** – ±95,000 SF two-story structure built in 1976, currently used for storage and community services.



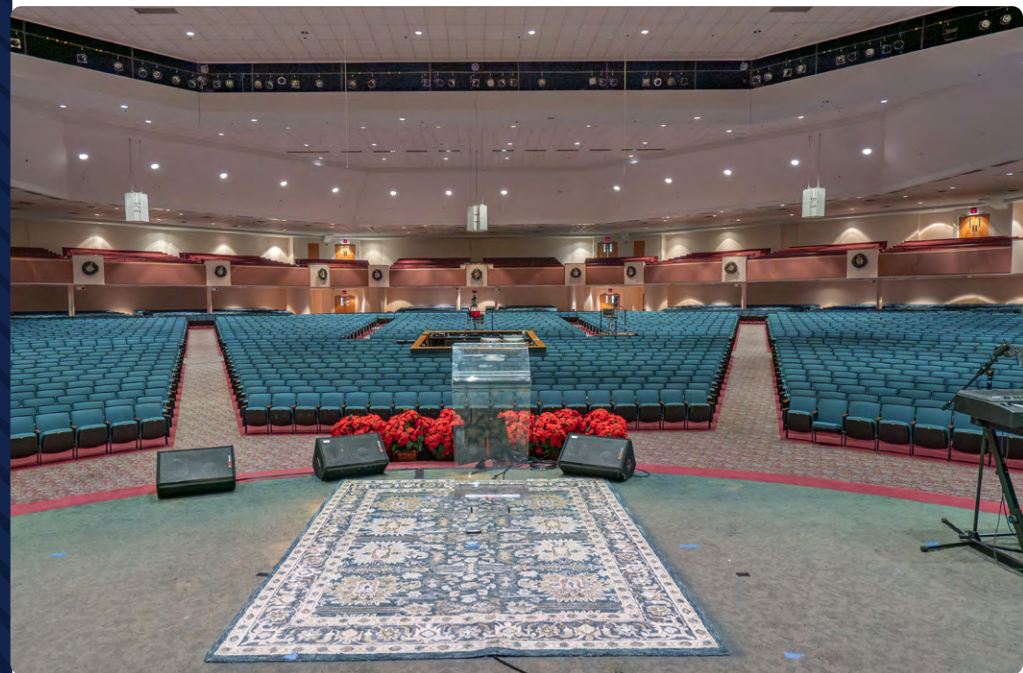
Flexible Redevelopment Potential | Ideal for retail, mixed-use, multifamily, single-family residential, or institutional use.



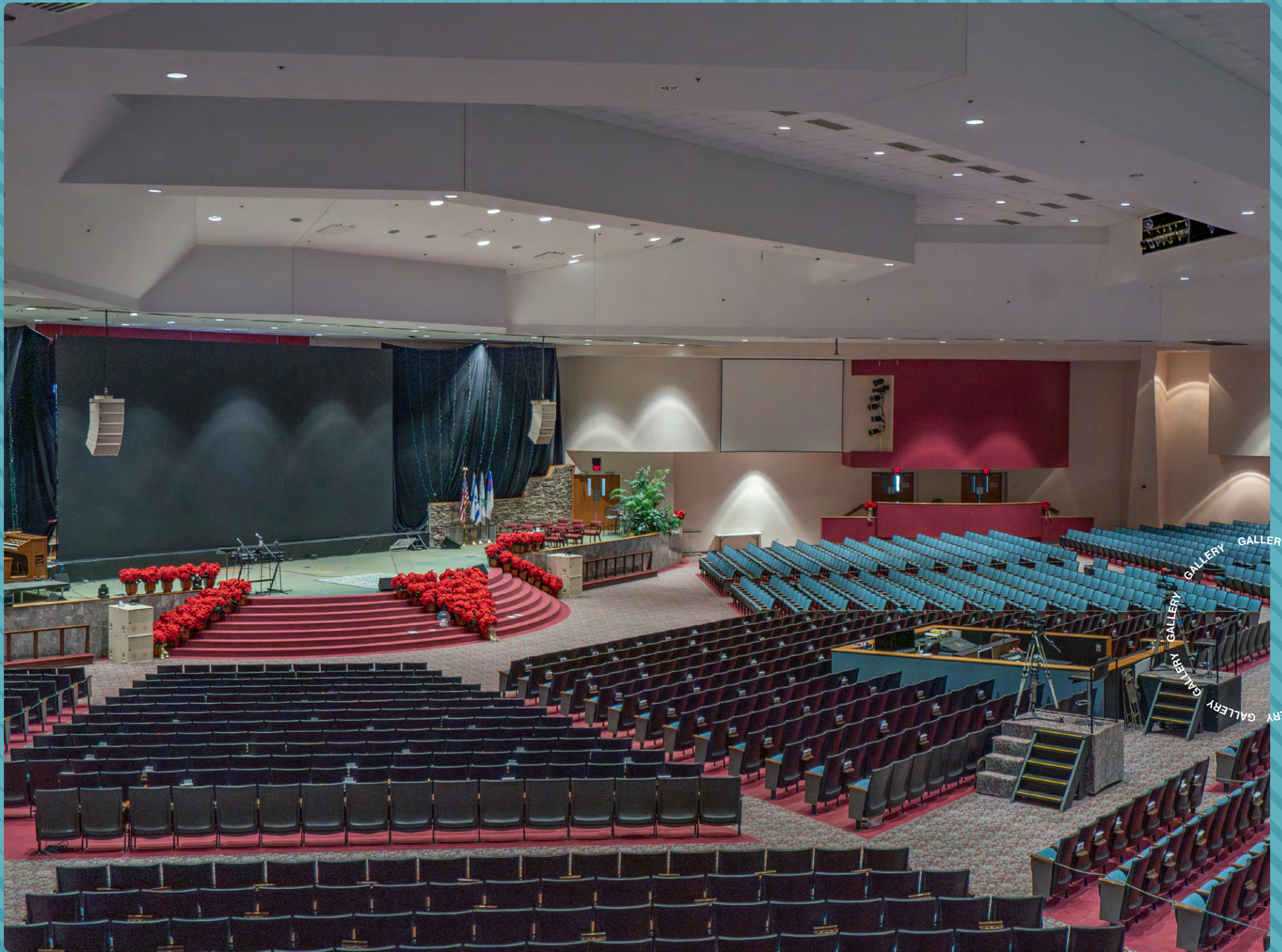
Strong Demographics | Located in a thriving trade area with robust population growth and high traffic counts.



Pricing | Contact Jeff Parker for pricing



PROPERTY HIGHLIGHTS

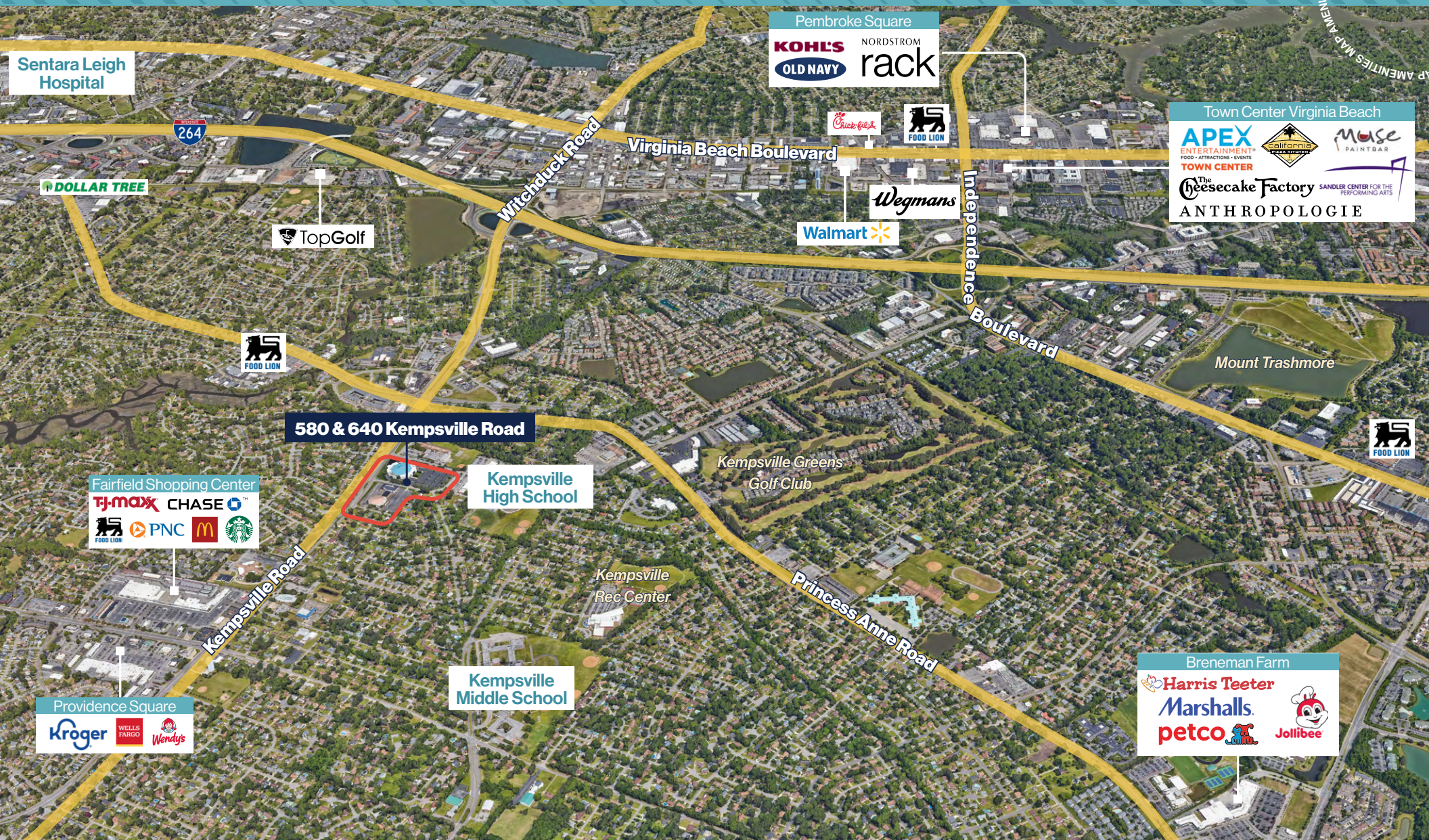




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Amenity Map

AMENITIES MAP



Sentara Leigh Hospital

264

DOLLAR TREE

TopGolf



580 & 640 Kempsville Road

Fairfield Shopping Center
TJ-maxx CHASE
FOOD LION PNC McDonald's Starbucks

Kempsville High School

Kempsville Greens Golf Club

Kempsville Rec Center

Kempsville Middle School

Providence Square
Kroger WELLS FARGO Wendy's

Pembroke Square

KOHL'S NORDSTROM
OLD NAVY rack



Virginia Beach Boulevard

Wegmans

Walmart

Independence Boulevard

Town Center Virginia Beach

APEX ENTERTAINMENT
FOOD + ATTRACTIONS + EVENTS
TOWN CENTER
The Cheesecake Factory SANDLER CENTER FOR THE PERFORMING ARTS
ANTHROPOLOGIE

Mount Trashmore



Princess Anne Road

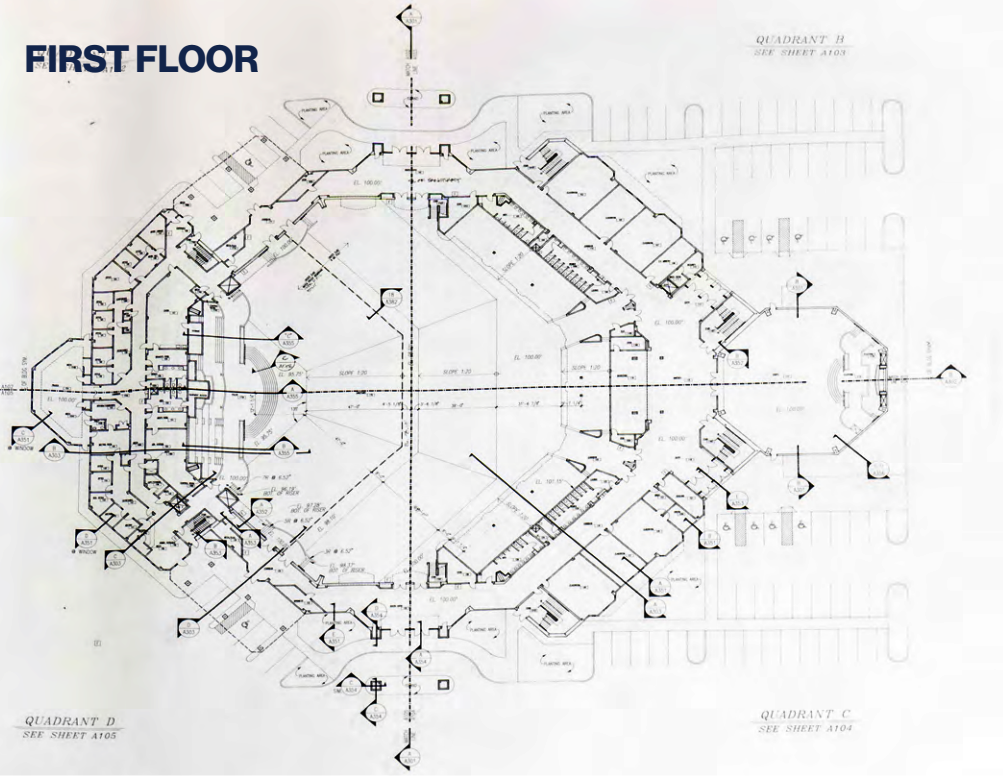
Breneman Farm

Harris Teeter
Marshalls
petco Jollibee

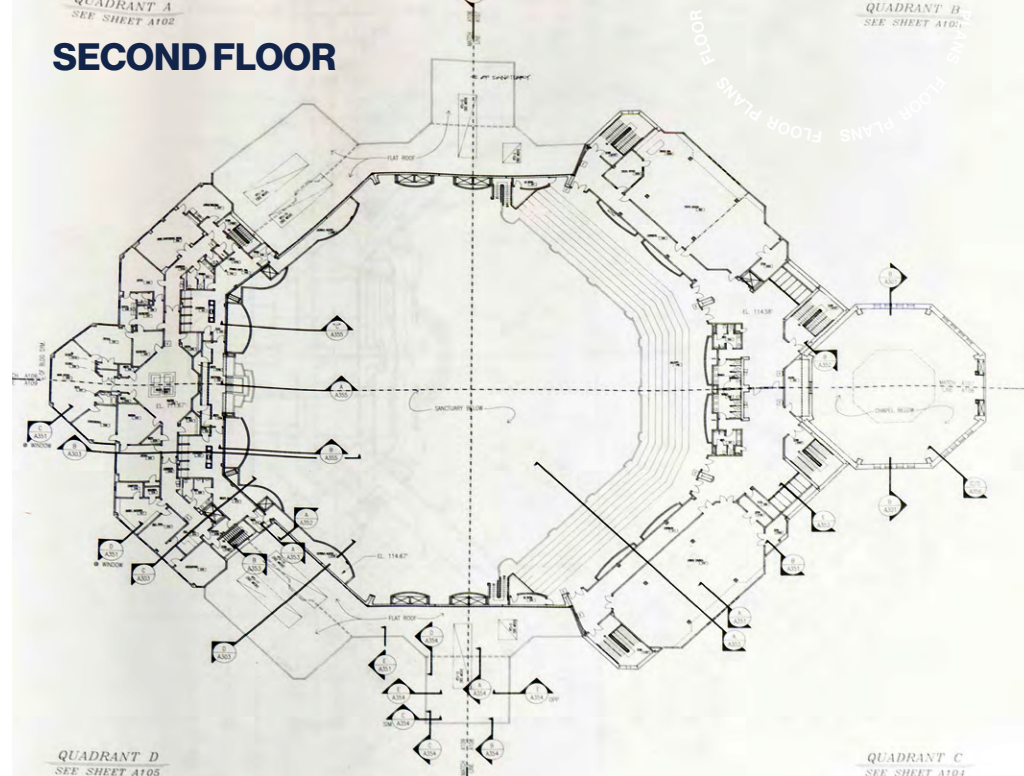
Floor Plans

FLOOR PLANS FLOOR PLANS FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



EXTERIOR

- Abundant parking
- Youth & toddler playground
- Private staff entrance and parking
- Overflow parking at adjacent property
- Multiple entrances & exits
- Exterior Pylon & Illuminated Signage

FIRST FLOOR

- Entrance Hall/Narthex
- Worship Center / Grand Auditorium / Private Lounge
- Children/youth classrooms, daycare & dedicated nurseries and youth area
- Administrative offices / break rooms; work spaces & storage
- Cafe & book store

SECOND FLOOR

- Audio, video & lighting area
- Executive offices
- HVAC & Electrical rooms
- Fellowship halls
- Additional worship space
- Additional Storage

Property Specifications

INDUSTRIAL SPECIFICATIONS



Location

Excellent location in the heart of Southside Hampton Roads
12.78 AC on 2 parcels



AV Systems

Enhanced state of the art audio visual system, LED screen and sound system



Zoning

R-10
Medium Density Single Family Housing



Parking

±525 spaces with overflow parking at 640 Kempsville Road



HVAC

Efficient heating, ventilation, and air conditioning systems designed to handle large occupancy loads and ensure comfort



Traffic Count

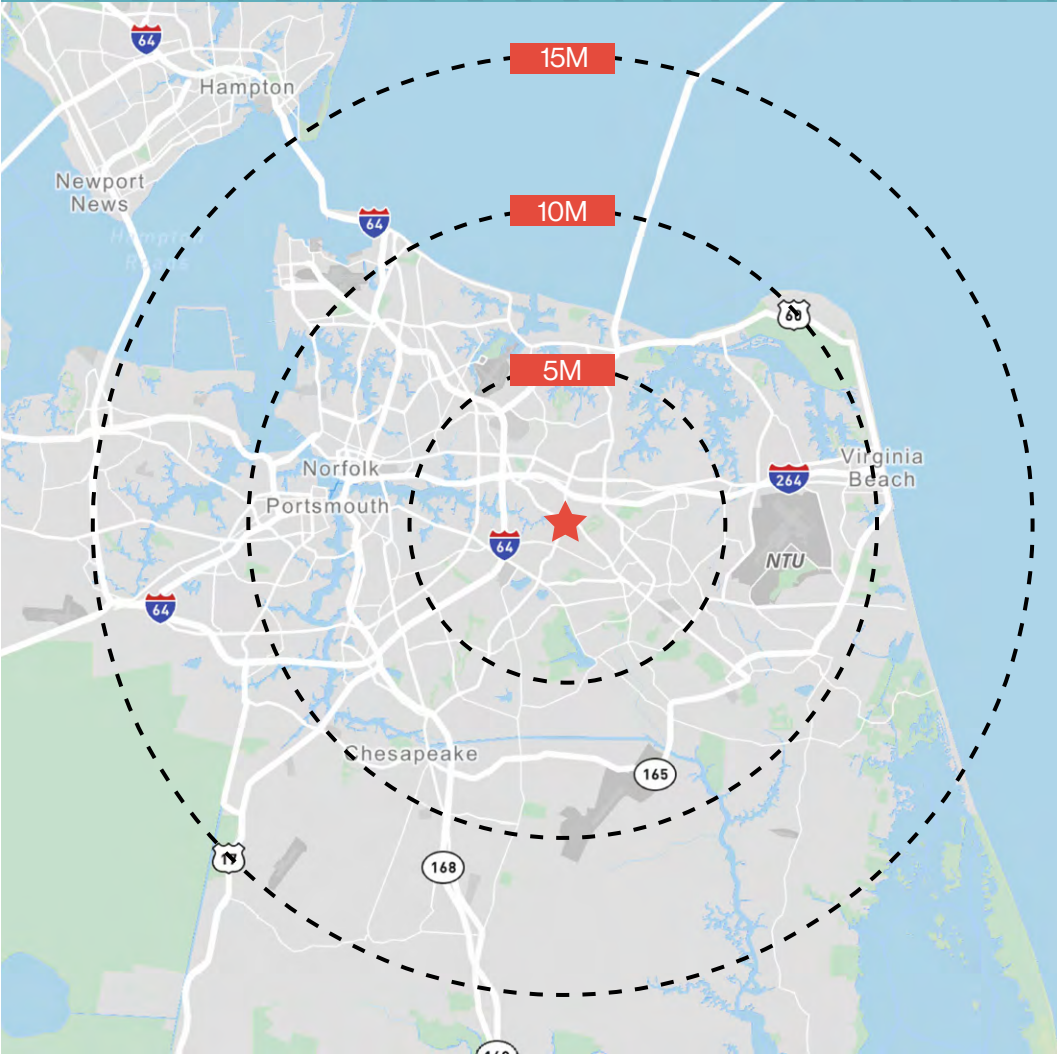
30,000 VPD on Kempsville Road



Area Demographics

The Kempsville submarket is one of the most attractive trade areas in Hampton Roads, characterized by excellent interstate access, strong population growth, and a diverse economic base. Virginia Beach, the largest city in the region, benefits from a thriving economy supported by military, tourism, healthcare, and technology sectors. The surrounding area features a well-established residential community, high traffic counts, and proximity to major employment centers, making it ideal for retail, residential, and mixed-use development. With its central location and strong fundamentals, this property is positioned to capitalize on the continued growth and demand within Hampton Roads.

	5 MILES	10 MILES	15 MILES
POPULATION			
Current Year Population	324,941	810,279	1,042,192
Five Year Projected	324,385	808,566	1,042,543
Population Growth Rate	0.05%	0.01%	0.05%
Median Age	37.70	37.30	37.20
HOUSEHOLDS			
Current Year Households	128,659	326,615	411,454
Five Year Projected	130,283	330,736	417,398
Annual Household Growth Rate	0.49%	0.47%	0.49%
HOUSEHOLD INCOME			
Average HH Income	\$108,265	\$110,126	\$112,625
Median HH Income	\$84,946	\$81,556	\$83,501
Per Capita Income	\$42,909	\$44,523	\$44,770
HOUSING UNITS			
Total Housing Units	132,270	340,580	430,622
Owner Occupied Housing Units	81,139	193,515	251,522
Renter Occupied Housing Units	47,520	133,100	159,932
EMPLOYMENT			
Employees	12,880	30,904	36,616
Businesses	153,562	386,625	451,748



Market Overview

Virginia Beach remains an attractive location for residents and businesses, offering a cost of living near the national average and a population of roughly 454,800 — the largest in Virginia. The city ranks among the fastest-growing markets for new-hire salaries, supported by major employers such as Sentara Healthcare, GEICO, and STIHL Inc.'s North American headquarters. Beyond the region's significant military presence, these companies help sustain a diverse and competitive workforce.

Hampton Roads benefits from major infrastructure and energy investments that reinforce its role as a logistics and distribution hub. Key projects include the \$3.9 billion Hampton Roads Bridge-Tunnel expansion, \$1.4 billion Port of Virginia upgrades to deepen channels and expand rail capacity, and Dominion Energy's \$10.7 billion offshore wind project. Fortune 500 companies like Huntington Ingalls Shipbuilding and Dollar Tree further anchor the region's economy, making Hampton Roads a strategic center for maritime, defense, and renewable energy industries.

HIGH POPULATION & STRONG OCCUPANCY



457,000

VIRGINIA BEACH
POPULATION



1,800,000

GREATER HAMPTON ROADS
POPULATION



37

MEDIAN AGE
CITY OF VA BEACH



\$87,988

MEDIAN HOUSEHOLD
INCOME CITY OF VA



\$522,310

AVERAGE HOUSING VALUE
CIT OF VA BEACH



5.6%

HOUSING VACANCY
(MSA)



580

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