

OFFICE PROPERTY
FOR LEASE



4624 PEMBROKE BOULEVARD

VIRGINIA BEACH, VA 23455



4624 PROFESSIONAL CENTER

4624 PEMBROKE BLVD., VIRGINIA BEACH, VA 23455

PROPERTY SUMMARY



PROPERTY OVERVIEW

Rare office space available for immediate occupancy. Strategically located on Pembroke Blvd. in Virginia Beach, VA, this well-maintained property is nestled in a thriving area surrounded by popular shops, restaurants, and public transportation, providing an ideal location for your business.

HIGHLIGHTS

- 4624 Professional Center is conveniently located 1 block from the corner of Independence Blvd. and Pembroke Blvd. in Virginia Beach, VA.
- Less than a mile from Sentara Independence Medical Center.
- Minutes from I-264 and The Town Center of Virginia Beach.
- Monument signage available.
- Free surface parking.

DEMOGRAPHICS

Total Households

Total Population

Average HH Income

1 MILE

3 MILES

5 MILES

5,153

44,576

99,571

13,253

109,318

246,692

\$99,083

\$103,088

\$102,796

AVAILABLE SPACE

First Floor:

First + Second Floor:

SIZE

1,821 SF

2,621 SF

LEASE RATE

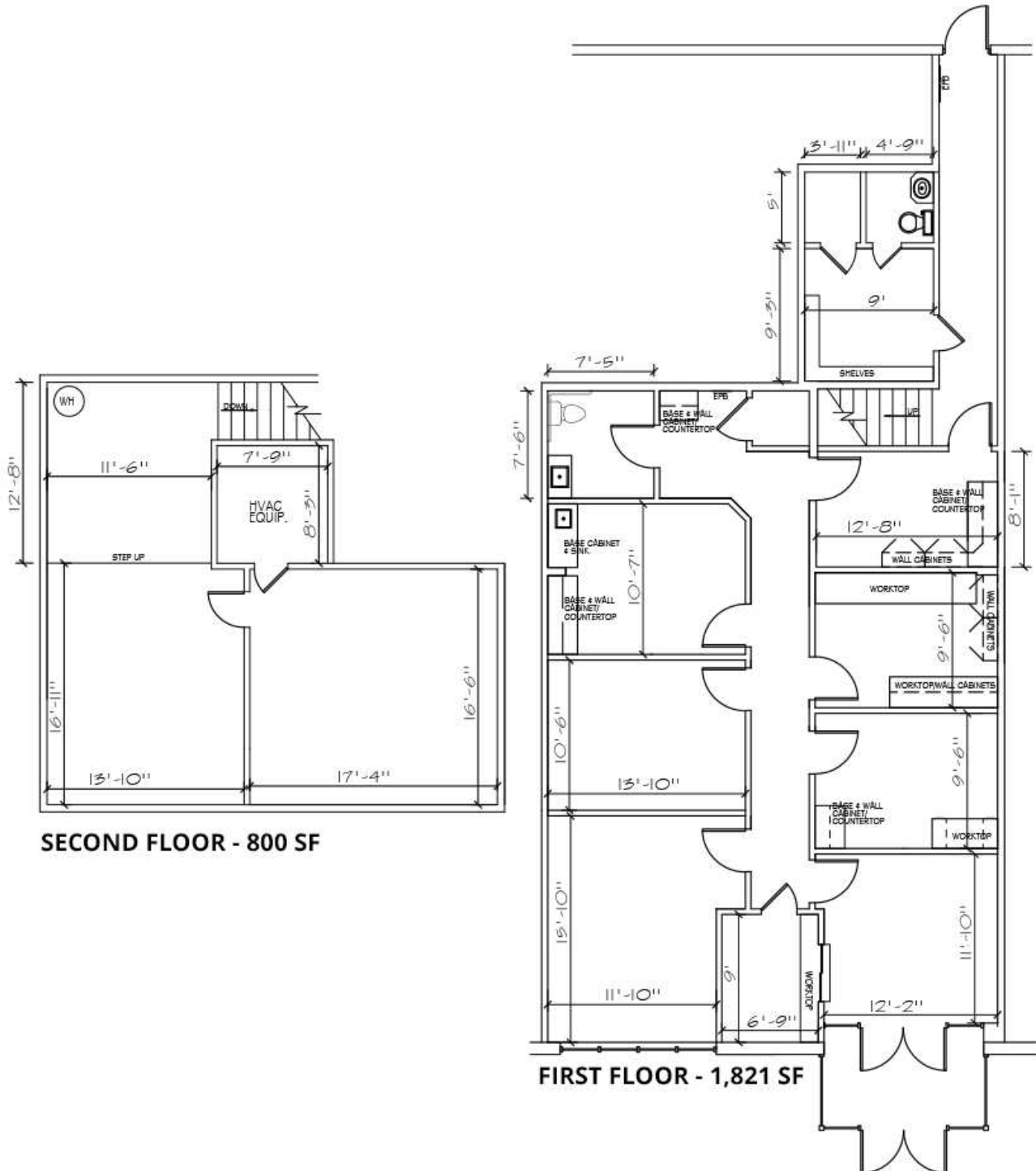
\$18.50/SF/Yr NNN

Call Agent

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FLOORPLAN | 1,821 - 2,621 SF



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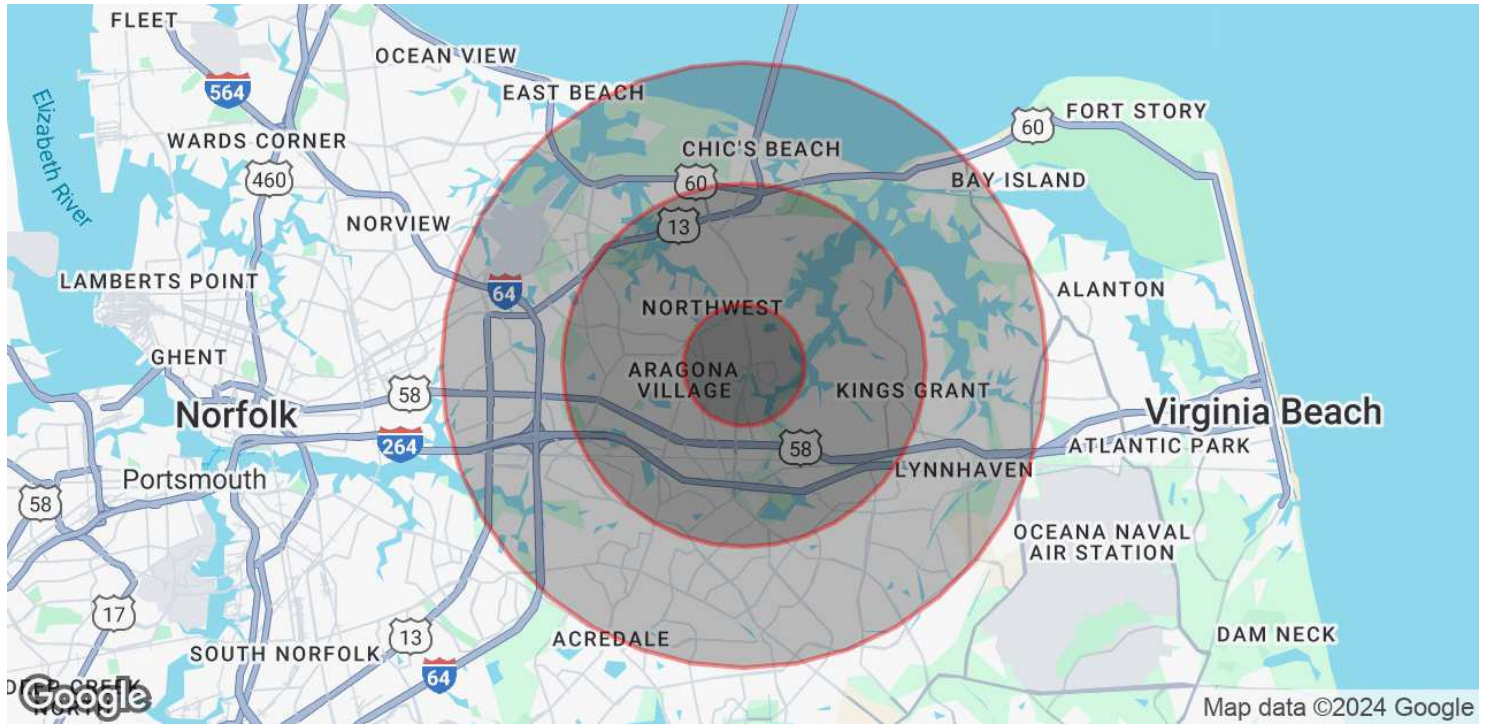
LOCAL AREA



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DEMOGRAPHICS REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,253	109,318	246,692
Average Age	41	40	40
Average Age (Male)	40	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,153	44,576	99,571
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$99,083	\$103,088	\$102,796
Average House Value	\$382,167	\$393,337	\$385,612

Demographics data derived from AlphaMap



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