

**FOR
LEASE**



1540 GENERAL BOOTH BLVD

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Former IHOP restaurant available for lease on General Booth Boulevard just north of the heavily traveled intersection at Dam Neck Road. There is strong daytime population nearby as it is conveniently located between Oceana Naval Air Station which is approximately two miles to the northwest and Dam Neck Naval Station located approximately two miles to the east. Directly behind the property is a proposed 65 acre mixed use project known as The Farm.

PROPERTY HIGHLIGHTS

- 5,055 SF available situated on .99 of an acre
- 69 parking spaces
- Pole sign at main entrance
- 46,747 VPD on General Booth Blvd
- 14,984 VPD on Dam Neck Road
- Situated between Chic-fil-A and 7Eleven
- Potential to add a drive-thru to building
- Building originally constructed in 2000

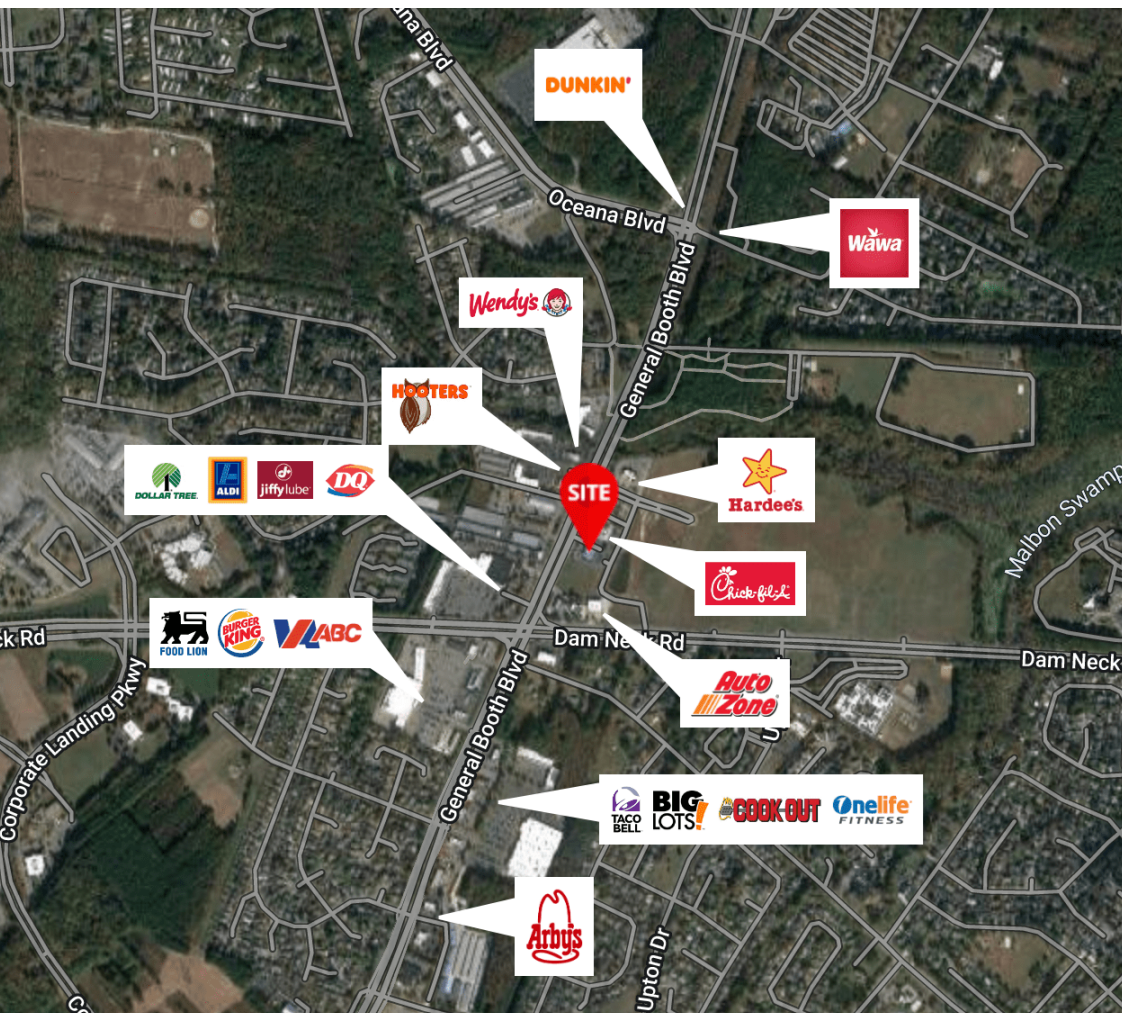
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	3,011	15,332	42,849
Population:	7,297	42,085	102,858
Avg HH Income:	\$82,168	\$102,878	\$90,148

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