

OFFICE BUILDING FOR SALE

3795 BONNEY RD, VIRGINIA BEACH, VA 23452



Presented By:

John Katsias
President
757.490.3585
jk@katsias.com

Chris Arney
Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

OFFICE BUILDING FOR SALE OR LEASE

3795 BONNEY RD

VIRGINIA BEACH, VA 23452

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000.00
Lease Rate:	Negotiable
Total Building Size:	12,242 SF
Office Space:	10,981 SF
Garage Space:	1,261 SF
Lot Size:	35,713 SF (0.8 AC)
Zoning:	B2

PROPERTY HIGHLIGHTS

- Frontage along Bonney Rd.
- Visibility from Virginia Beach Blvd. VPD 47,000
- Minutes from Virginia Beach Town Center
- Quick Access to Interstate 264
- Along future VB Trail shared-use pathway

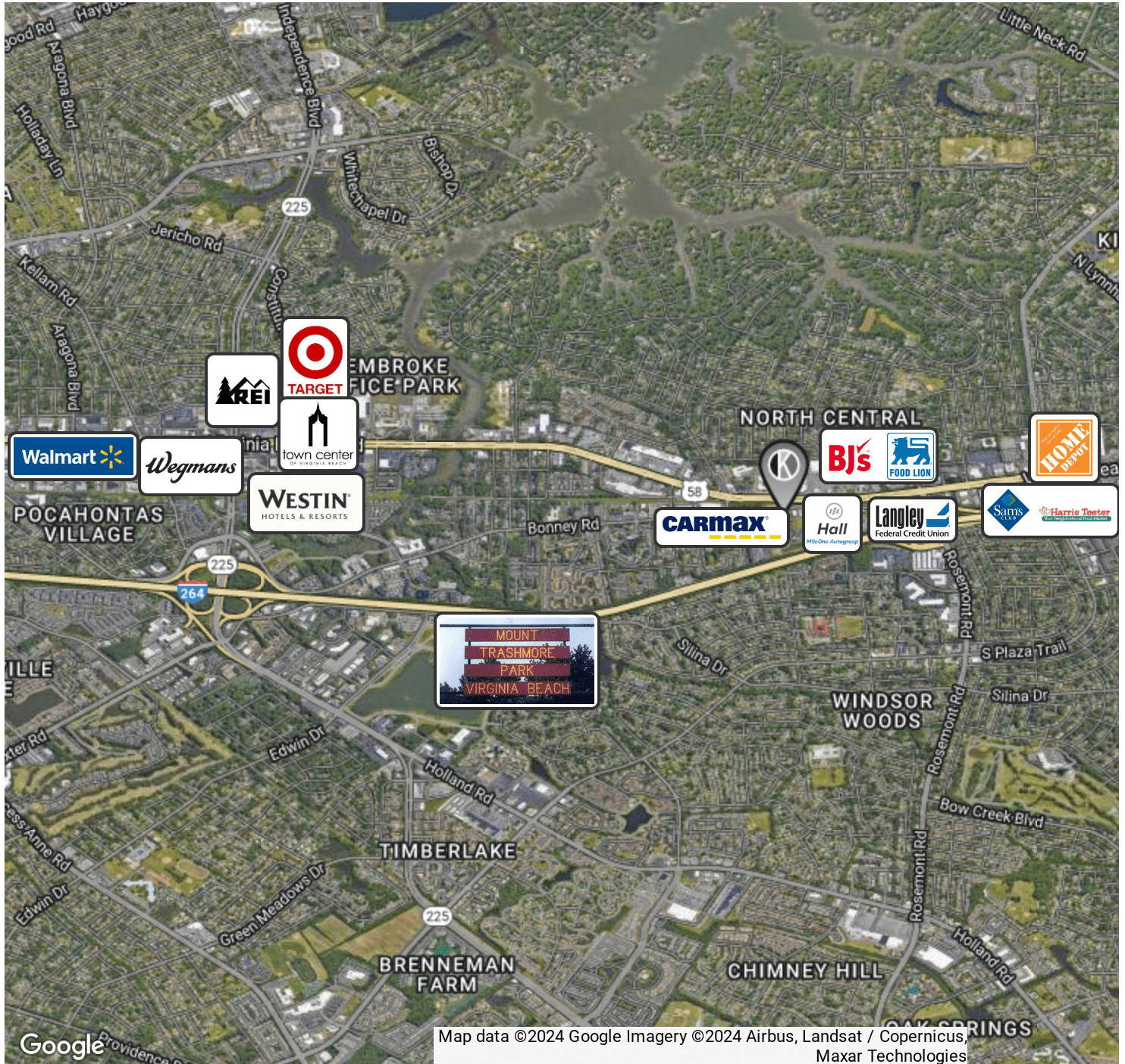
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,775	49,180	107,757
Total Population:	16,774	123,093	271,337
Average HH Income:	\$89,761	\$98,788	\$107,178

OFFICE BUILDING FOR SALE OR LEASE

3795 BONNEY RD

VIRGINIA BEACH, VA 23452

RETAILER MAP



Brokerage with vision. Real estate with results.

Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

OFFICE BUILDING FOR SALE OR LEASE

3795 BONNEY RD

VIRGINIA BEACH, VA 23452

LOCATION MAP



Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

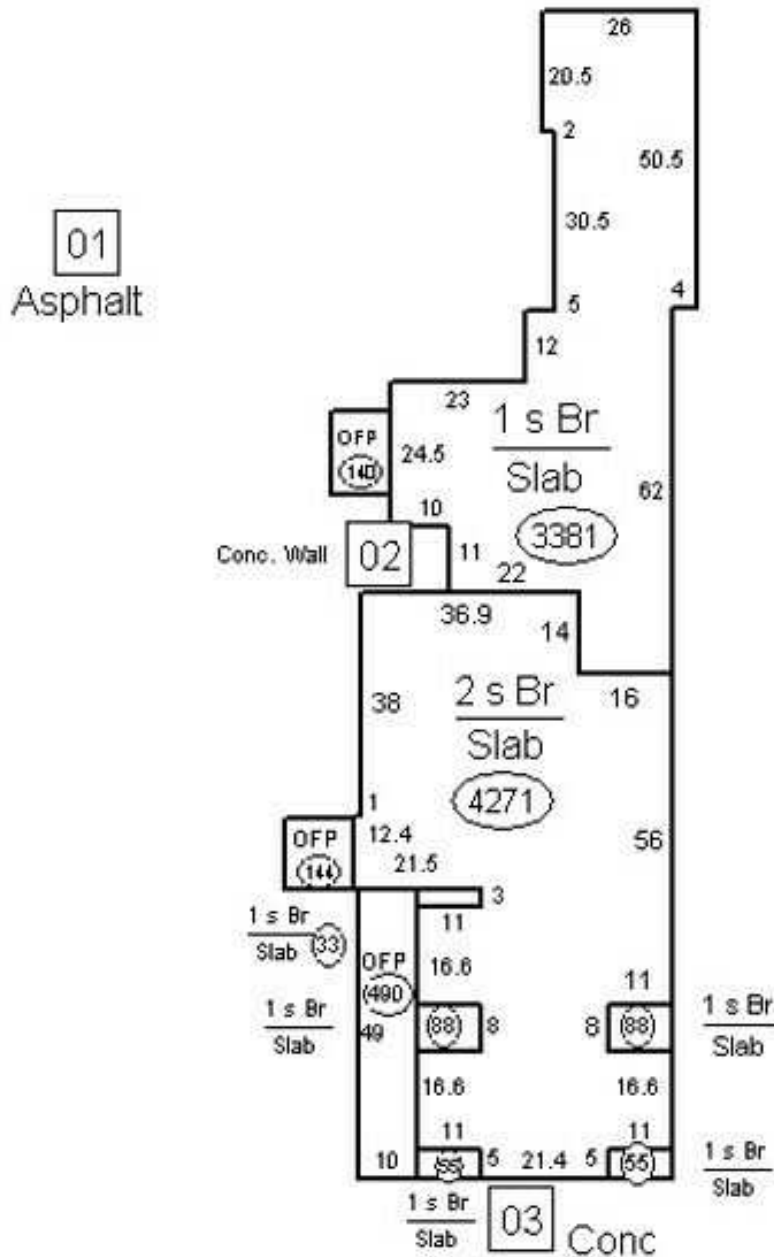
3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

3795 BONNEY RD

VIRGINIA BEACH, VA 23452

FLOOR PLAN



3795 Bonney Road
1487-33-5788-0000



Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.