

# FOR LEASE

LIGHT INDUSTRIAL

## Industrial/Flex

232 Jersey Avenue | Virginia Beach, VA 23462



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 1,000± SF Flex space with a fenced 0.32± AC covered lot
- › Grade level overhead door
- › I1 Zoning (light industrial)
- › Mile away from Virginia Beach Town Center
- › Immediate access to I-264
- › For Lease: \$4,000/Month (Net of property taxes, electric, & janitorial)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	16,725	121,077	296,389
AVERAGE HH INCOME	\$76,005	\$87,631	\$91,540
DAYTIME EMPLOYEE	12,912	70,344	148,476

### FOR MORE INFORMATION:

#### NOAH REYES

Senior Associate

757-377-8580

nreyes@commonwealthcommercial.com

#### GRESH WALL

Managing Director - Hampton Roads

757-461-4732

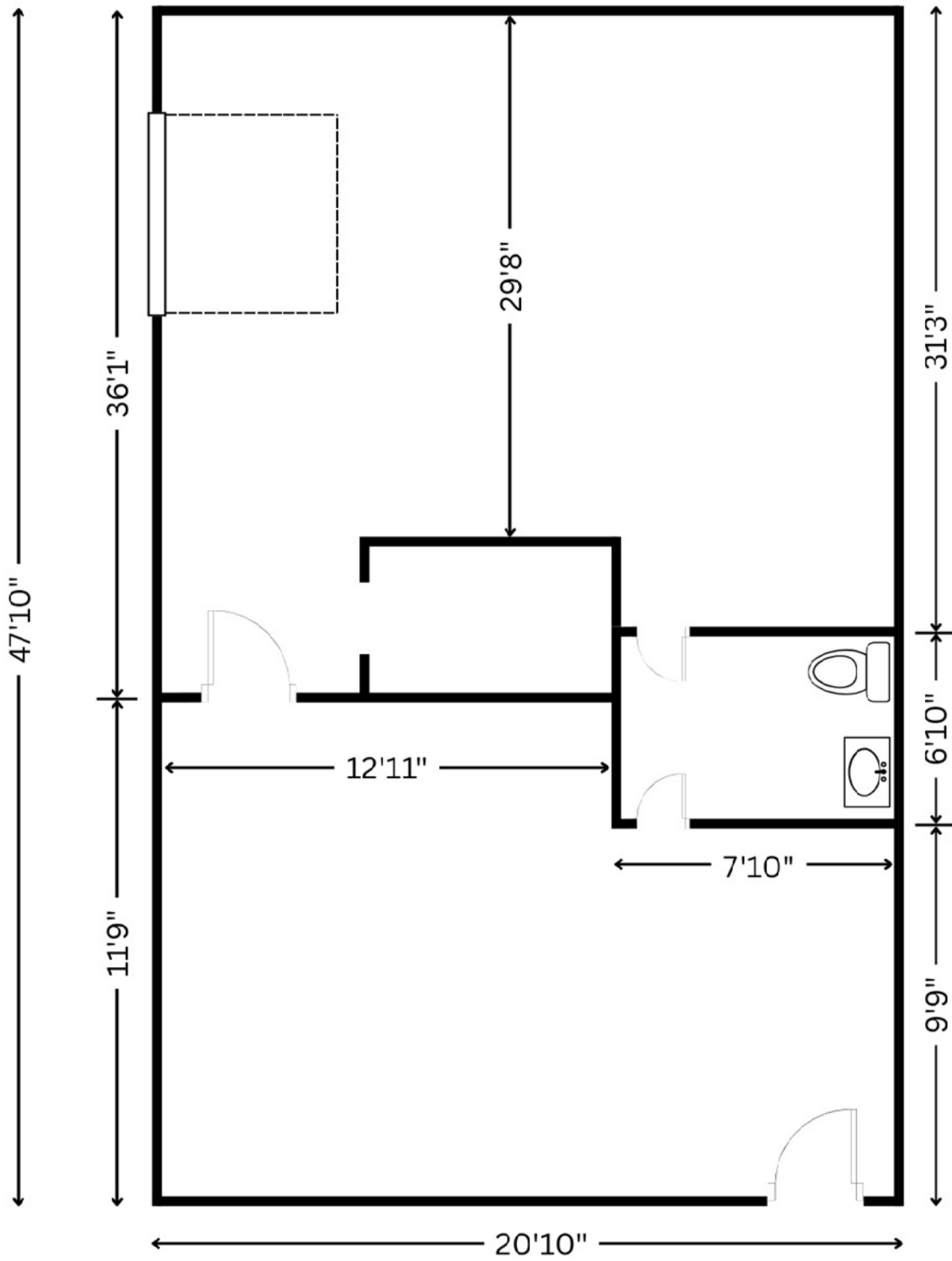
gwall@commonwealthcommercial.com

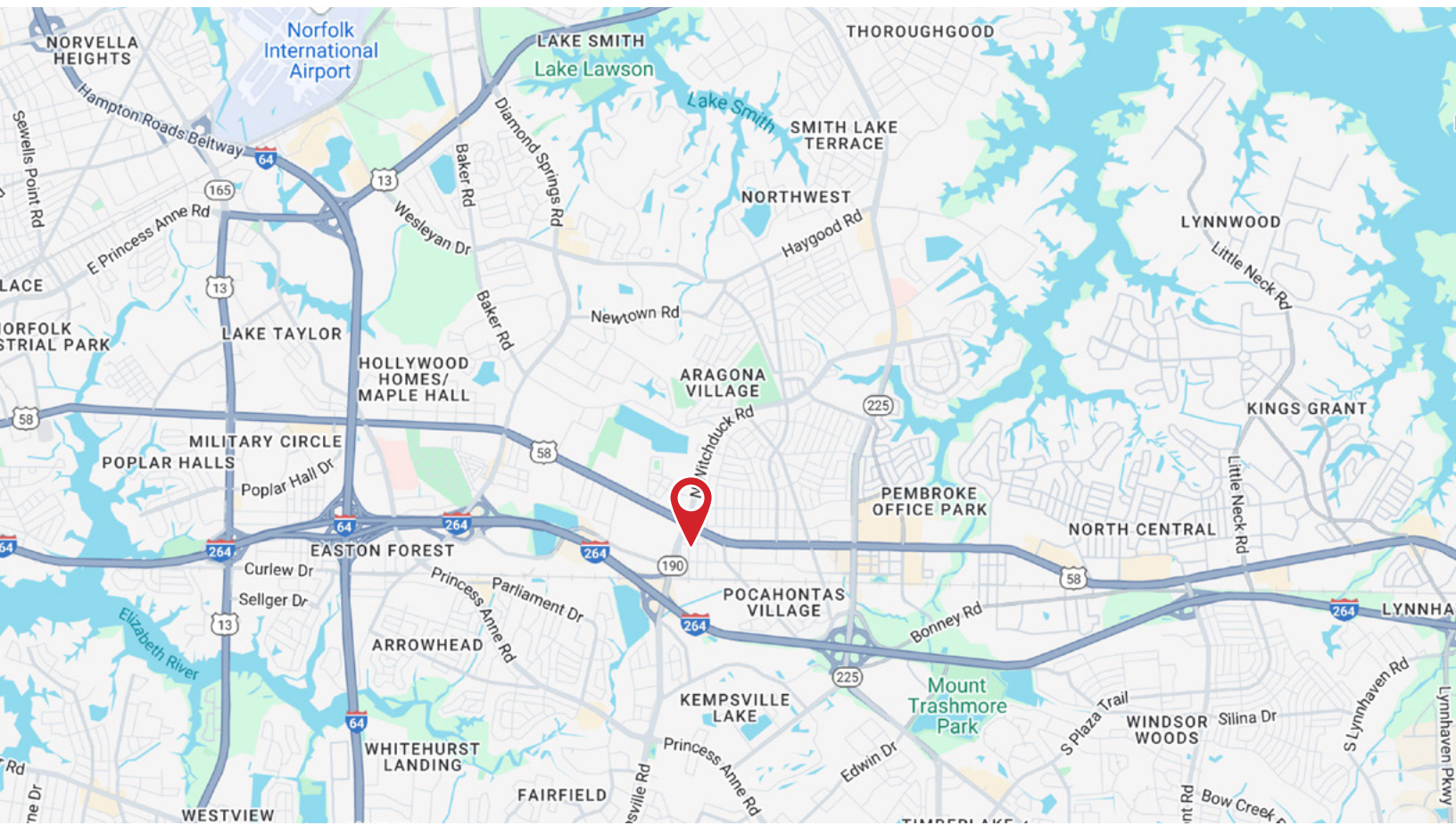
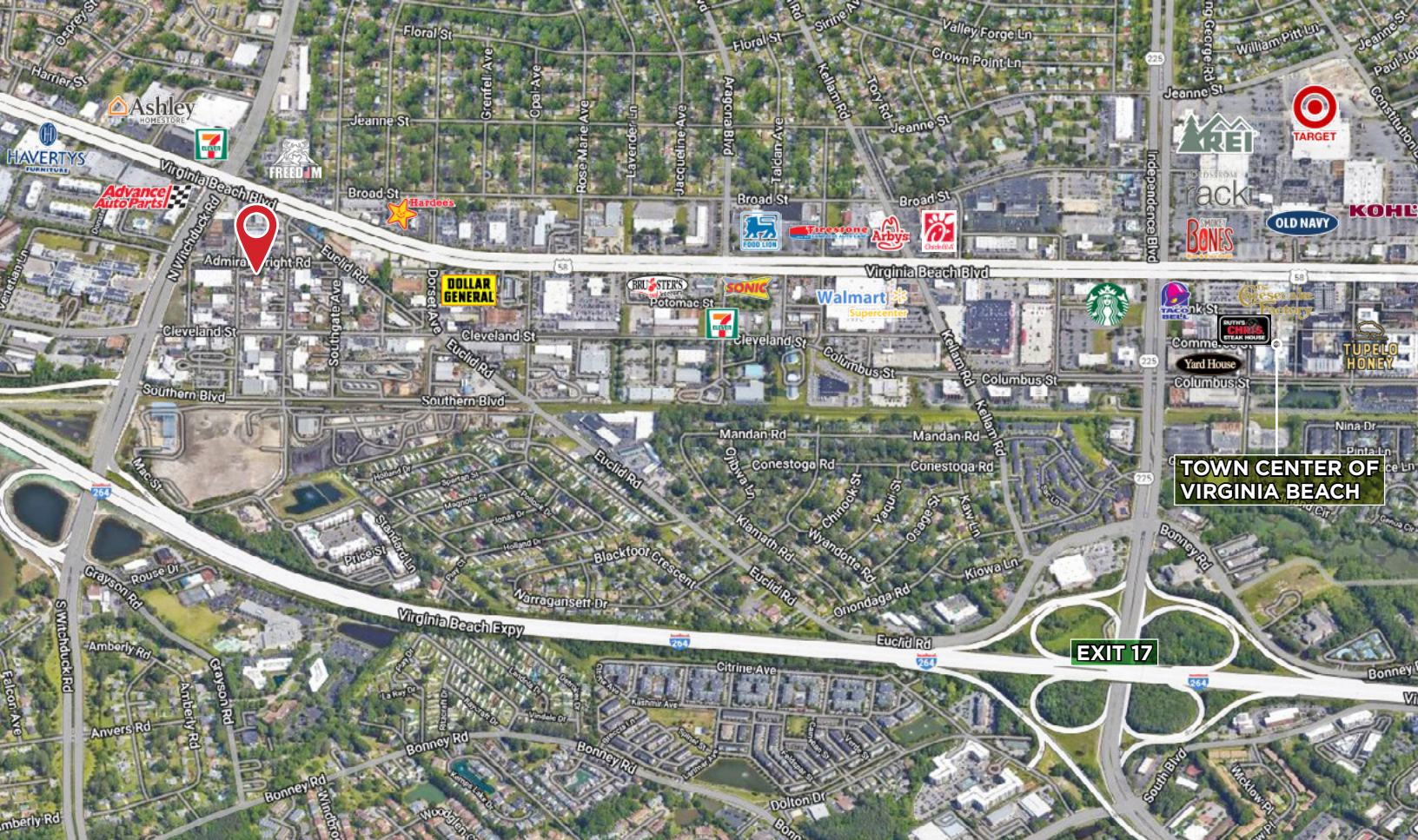
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



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# FLOOR PLAN





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## MARKET OVERVIEW

# VIRGINIA BEACH SNAPSHOT

### VIRGINIA BEACH STANDS AS THE LARGEST CITY IN VIRGINIA AND A CORNERSTONE OF THE HAMPTON ROADS REGION.

Renowned for its thriving tourism industry, strong military presence, and diverse economic base, Virginia Beach consistently tops lists for quality of life, affordability, and healthcare. With miles of pristine coastline along the Atlantic Ocean and Chesapeake Bay, the city attracts millions of visitors annually, fueling a robust hospitality sector. Beyond tourism, Virginia Beach benefits from its strategic location and pro-business climate, making it a hub for corporate headquarters, advanced manufacturing, and defense-related industries. The presence of Naval Air Station Oceana, one of the Navy's largest East Coast installations, underscores the city's deep ties to national security and military operations.

The city's dynamic economy is complemented by its high quality of life, with excellent schools, a skilled workforce, and abundant recreational opportunities. Ranked #3 in the U.S. for parks and walkability, outdoor enthusiasts and residents alike enjoy a range of attractions, from the iconic Virginia Beach boardwalk to First Landing State Park\*. With ongoing commercial development, infrastructure investments, and a commitment to innovation, Virginia Beach continues to position itself as a premier destination for businesses in the Mid-Atlantic region.

### VIRGINIA BEACH'S ECONOMIC INDICATORS ARE STRONG:

**Strong workforce, business-friendly environment, and low cost of living make Virginia Beach attractive to businesses.**

Major Industries: **Tourism, Defense, Advanced Manufacturing, Healthcare, Corporate Headquarters**

Gross Domestic Product: **\$27.34 B\***

Job Growth (2024): **2.8%\***

Unemployment Rates +	VAB	USA
2023	2.9%	3.5%
2024	2.8%	3.5%

\*From <https://www.forbes.com/places/va/virginia-beach/>

+From [https://www.bls.gov/regions/mid-atlantic/summary/blssummary\\_virginiabeach.pdf](https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf)

\*From <https://www.travelandleisure.com/virginia-beach-among-best-places-to-live-in-america-2024-8703237>



### VIRGINIA BEACH'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Population: **460,000\*** Median Household Income: **\$65,682\***

Average Hourly Wage+	VAB	USA
All Occupations	\$27.12	\$29.76
Management Analysts	\$47.32	\$50.32
Ship Engineers	\$43.13	\$48.55
Logisticians	\$37.21	\$39.05
Sailors and marine oilers	\$23.44	\$25.65

Median Home Price: **\$415,500\***

Cost of Living: **4% below nat'l avg\***

### VIRGINIA BEACH'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

**High education levels attract and produce a vibrant workforce**

High School Attainment	91.5%
College Attainment	32.1%
Graduate Degrees	12.5%
Top Higher Education	Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, Virginia Wesleyan University, Regent University

### CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Hampton Roads Naval Museum, MacArthur Memorial, Nauticus, Chrysler Museum of Art, Hermitage Museum and Gardens**

Top Theaters: **The NorVa, Virginia State Company at The Wells Theatre, Attucks Theatre**

