



OFFICE SUITE FOR LEASE

4624 PROFESSIONAL CENTER

4624 PEMBROKE BLVD., VIRGINIA BEACH, VA 23455



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PROPERTY SUMMARY



PROPERTY OVERVIEW

Rare office space coming available January 2025. This well-maintained property is strategically positioned on Pembroke Blvd. in Virginia Beach, VA, situated in a bustling area surrounded by popular shops, restaurants, and public transportation, making it an ideal spot 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

AVAILABLE SPACES

Suite 102 2 Floors, Non-Divisible:	2,621 SF
(First Floor)	1,821 SF
(Second Floor)	800 SF

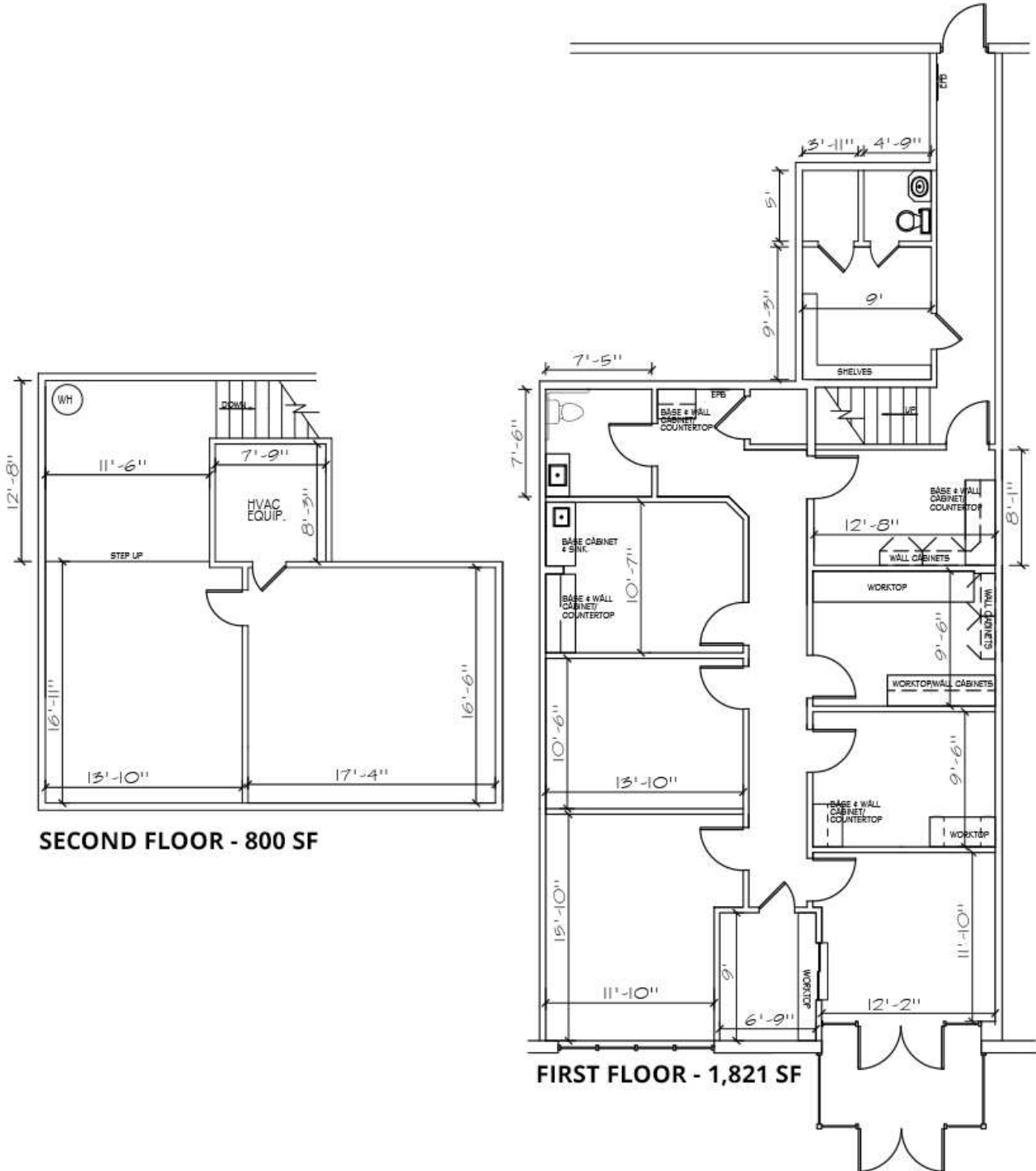
LEASE RATE

First Floor Rate - \$18.50 NNN
Second Floor Rate - \$10.00 NN

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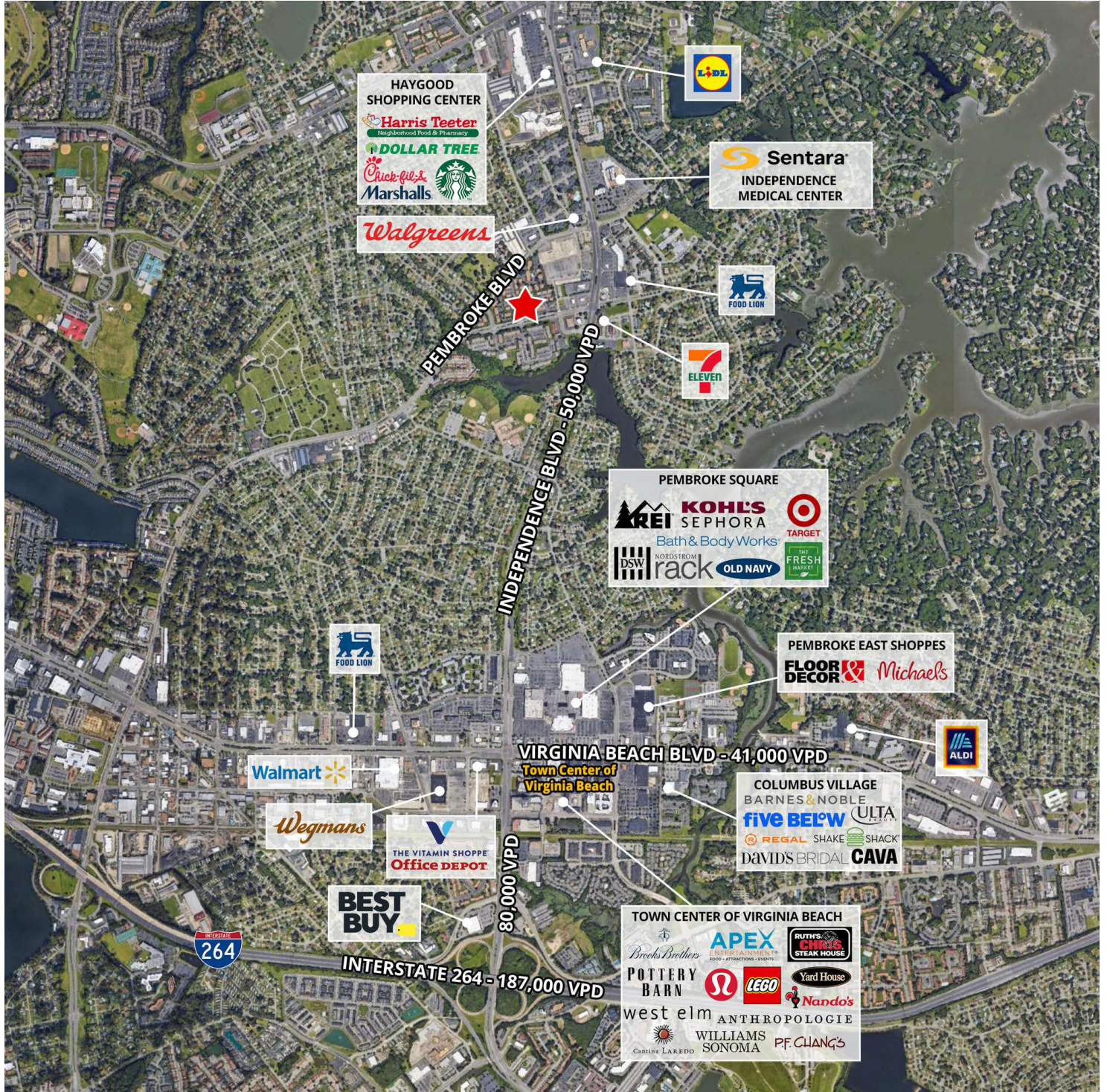
FLOOR PLAN | 2,621 SF



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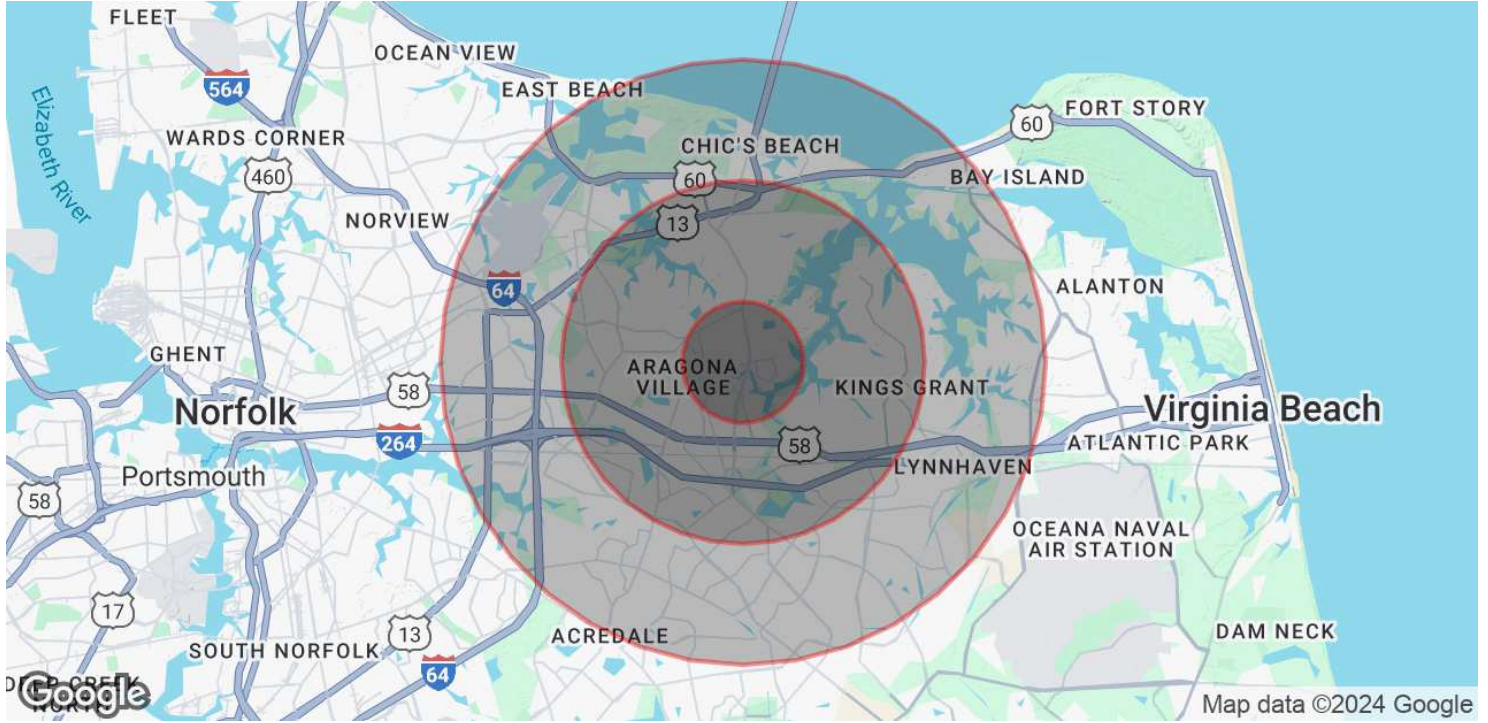
LOCAL AREA



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DEMOGRAPHICS MAP & REPORT



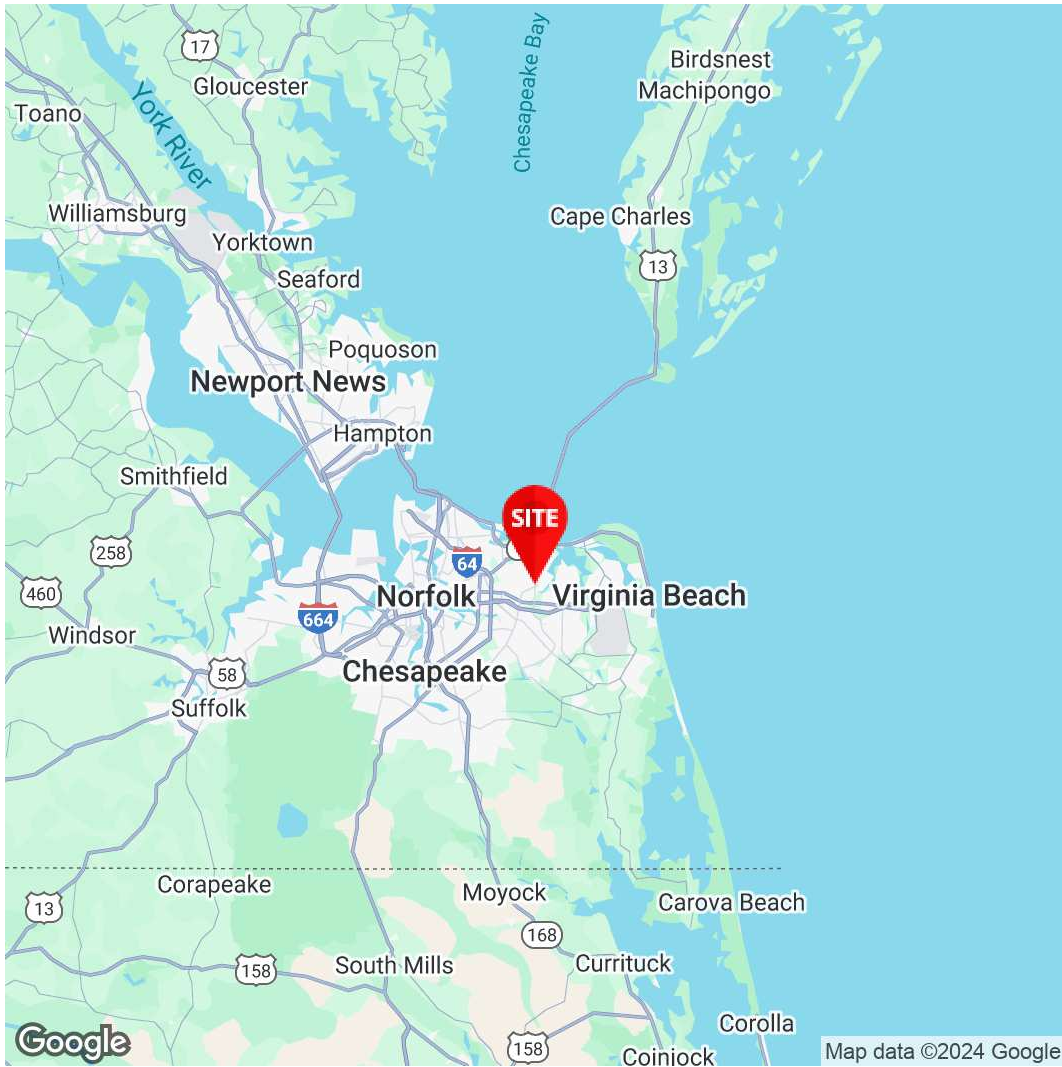
POPULATION

	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

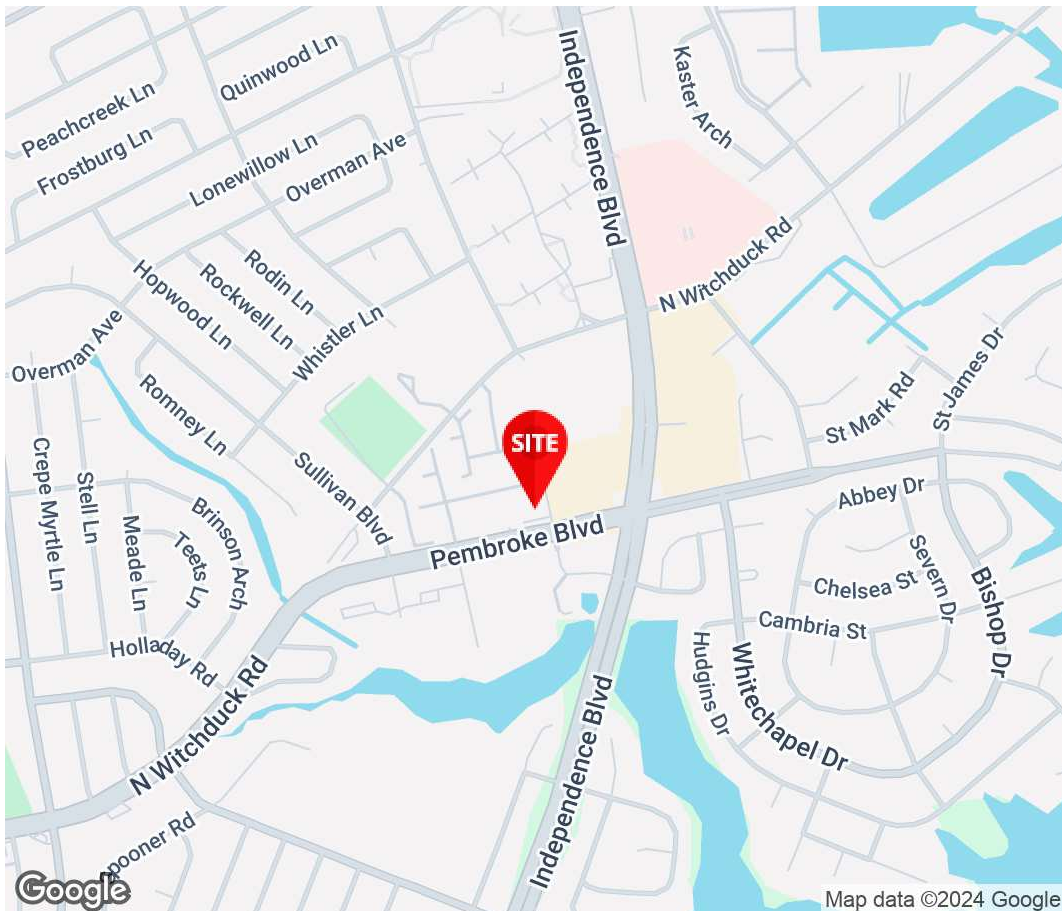


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