



OFFICE  
BUILDING  
FOR LEASE



HAYGOOD  
EXECUTIVE PARK

BUILDING I	BUILDING II	BUILDING III	BUILDING IV	BUILDING V
100 - Wheelabrator Careers of Virginia	201 - National Corporate Printing	301 - The Public Box	401 - Carlog Right Home Health Care, LLC	501 - Bayada Implant & General Dentistry
101 - Pelican Contract/FINCO, LLC	202 - Simply Elegant Beauty & Barber Shop	302 - The Public Box	402 - HTW Enterprises, Inc.	502 - Ryan Printing, Ltd.
102 -	203 - Bayard Realty, LLC	303 - The Public Box	403 - The Public Box	503A - Ryan Printing, Ltd.
103 -	204 -	304 -	404 - The Public Box	503B - Ryan Printing, Ltd.
104 -	205 -	305 -	405 - The Public Box	503C - C & Painting
105 -	206 -	306 -	406 - The Public Box	503D -
106 -	207 -	307 -	407 - The Public Box	503E -
107 -	208 -	308 -	408 - The Public Box	503F - Contracting & Design
108 -	209 -	309 -	409 - The Public Box	503G -
109 -	210 -	310 -	410 - The Public Box	504 - Virginia Support Group, LLC

HAYGOOD  
EXECUTIVE  
PARK

4661 - 4667 HAYGOOD RD, VIRGINIA BEACH, VA 23455



Owner/Agent  
Managed and Leased by KPM LLC

SUSAN SPRINGER

757.560.3931  
susans@kotarides.com

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	36,595 SF
Available SF:	1,164 - 2,508 SF

## PROPERTY OVERVIEW

From intimate workspaces for solo endeavors to larger suites designed for collaboration, find the ideal location at Haygood Executive Park. Offering suites ranging from 150 SF to 5,000 SF, with ample parking for employees and clients. Perfect opportunity for a first-time entrepreneur or established business. Conveniently located in the desirable Haygood neighborhood, just off Independence Boulevard near shopping and restaurants.

## PROPERTY HIGHLIGHTS

- Convenient location just off Independence Blvd., three miles from I-264
- Ample parking
- Pylon sign available

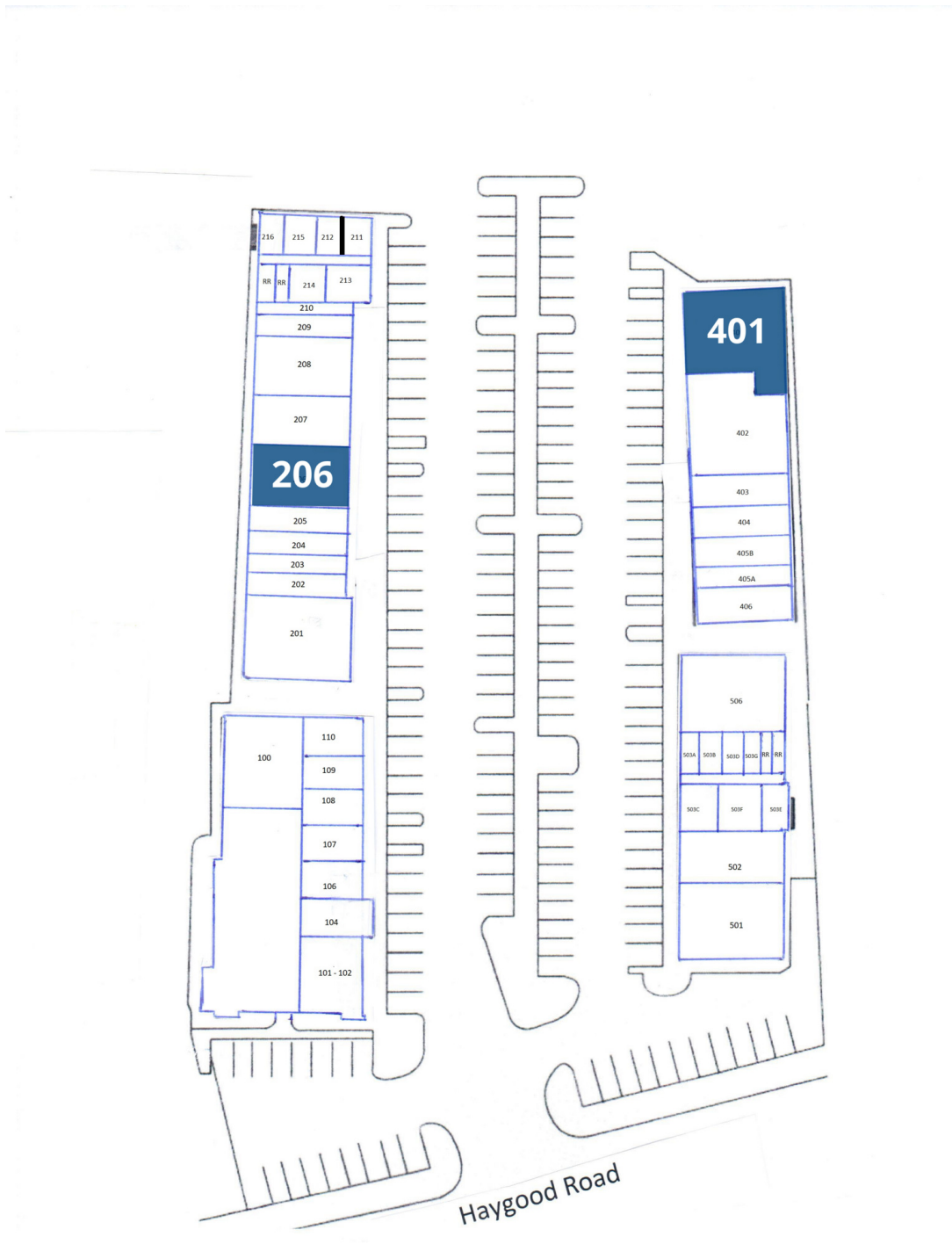


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SITE PLAN



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## LEASE SPACES

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,164 - 2,508 SF	Lease Rate:	\$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	1,164 SF	Modified Gross	\$20.00 SF/yr	-
Suite 401	Available	2,508 SF	Modified Gross	\$20.00 SF/yr	-



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RETAILER MAP

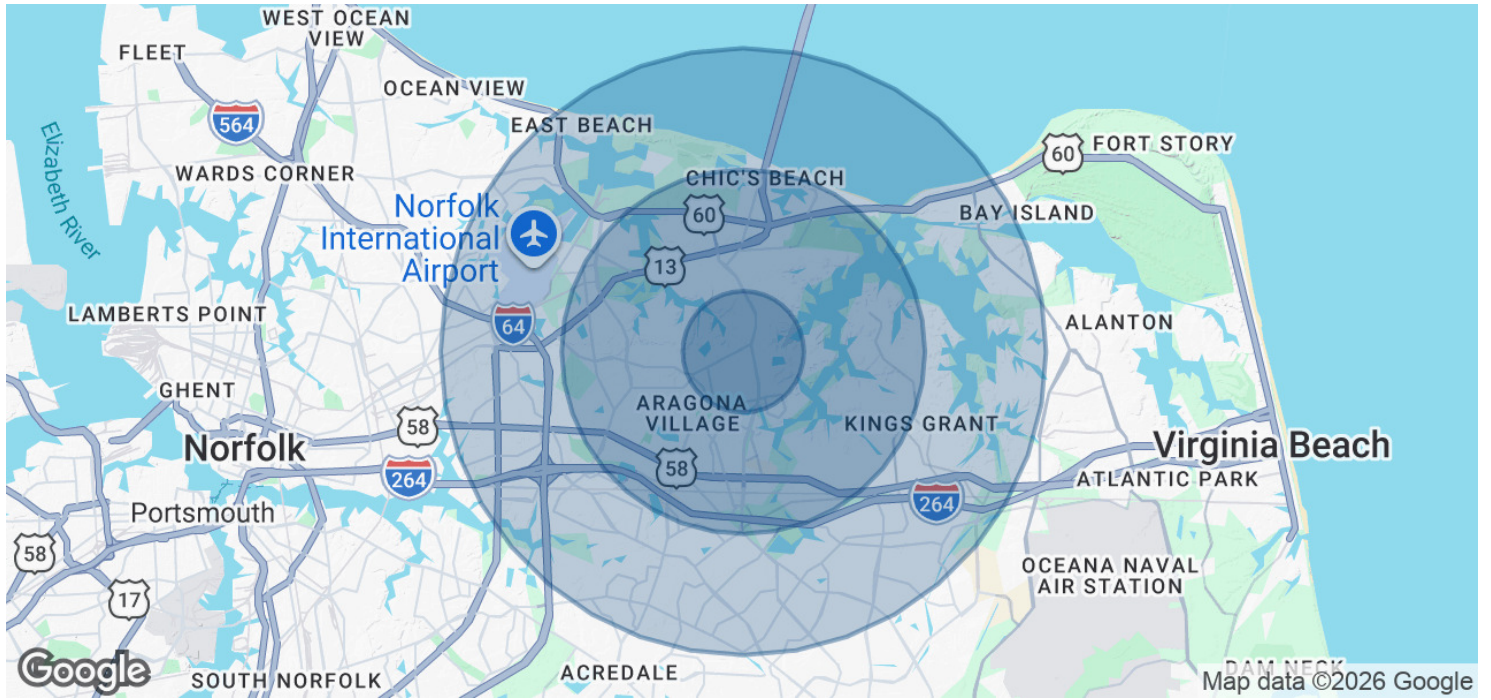


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,464	104,974	209,613
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,747	42,777	85,524
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$112,406	\$103,061	\$105,017
Average House Value	\$454,552	\$402,744	\$408,792

Demographics data derived from AlphaMap



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