

FOR LEASE

\$150,000/year NNN

+/- 0.80 acres

Lidl Outparcel - Investment Opportunity

1014 Independence Blvd, Virginia Beach, VA 23455



**For more information
please contact:**

Jordan Kim

Principal

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Prashant Patel

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Traver Vliem

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Brent Miller

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Property Summary

The Offering

Pricing:	\$150,000/yr NNN
Zoning:	Commercial
Parcel Size:	0.80 acres/34,848 sqft
Building Size:	1,416 sqft
Year Built:	2003
VPD:	47K+

Property Overview

Blokk Commercial Real Estate is pleased to present this fantastic opportunity to lease a former Sonic Restaurant on a prime three-quarter acre parcel in the bustling city of Virginia Beach, Virginia. This 1,416-square-foot building, constructed in 2003, offers an excellent foundation for your business.

Situated on a high-visibility corner along Independence Boulevard, the location boasts traffic counts of nearly 50,000 vehicles per day and direct access to a popular Lidl grocery store. The property is nestled in a highly sought-after commercial corridor, with prominent neighbors like Chick-Fil-A across the street, a newly opening Cookout next door, and Sentara Independence Hospital just down the road. With a population of over 218,000 people within a 5-mile radius and an average household income of \$110,685, this site offers exceptional potential for a variety of businesses looking to capitalize on a vibrant, high-traffic area.

Investment Highlights



High Traffic Counts



Excellent Retail Corridor



Full Access



Dense National Coterminancy



High Demand Area



**Easy Transition for
Sonic Franchisee**

Site Zoom Overview



Site Zoom Retailers



Demographics



Population

- 1 mile: 3,232
- 3 miles: 38,768
- 5 miles: 89,344



Household Income

- 1 mile: \$93,839
- 3 miles: \$95,449
- 5 miles: \$93,361



Property Overview



Property Overview



Bio/Contact



JORDAN KIM

Principal

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912.667.5887

BACKGROUND

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$150M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree



Bio/Contact



Prashant Patel

Associate

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

Bio/Contact



TRAVER VLIEM

Associate

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912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team