

2ND GEN RESTAURANT FOR SALE OR LEASE

5720 NORTHAMPTON BLVD

Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

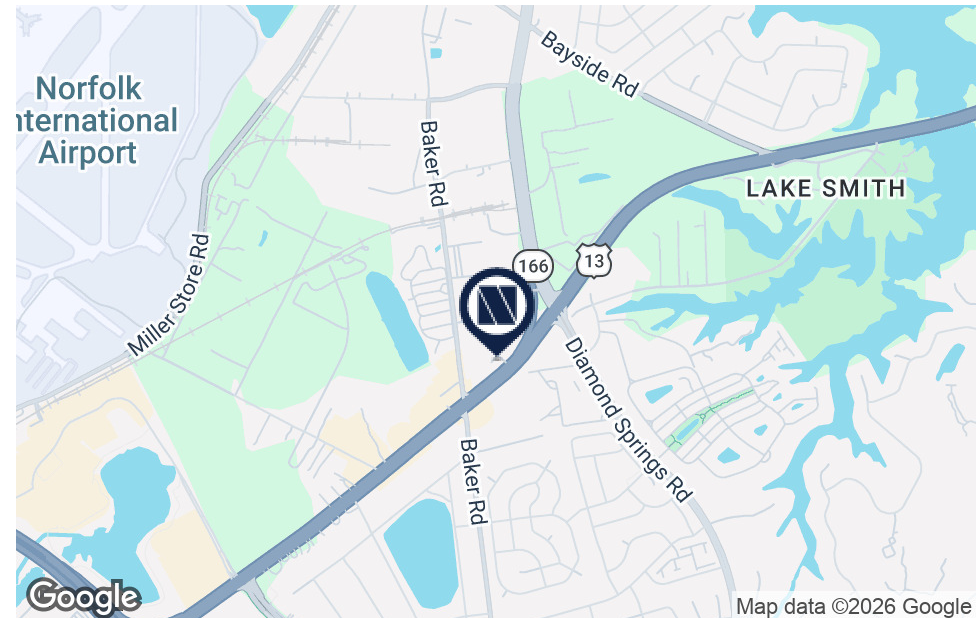
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OFFERING SUMMARY

Sale Price:	**\$1,650,000
Lease Rate:	**\$32.50 SF/yr (NNN)
Building Size:	2,944 SF
Available SF:	2,944 SF
Lot Size:	0.7 Acres
Year Built:	1976
Zoning:	B2

**FF&E Sold Separately

PROPERTY OVERVIEW

Introducing a prime owner-user or investment opportunity in Virginia Beach. This well-maintained 2,944 SF building is centrally located in the heart of the Southside Hampton Roads market and offers excellent visibility along highly trafficked Northampton Boulevard. With traffic counts exceeding 60,000 vehicles per day, this corridor is one of the most heavily traveled in the area. The property is surrounded by strong national retailers and is located just minutes from Simon's Norfolk Premium Outlets. Don't miss this exceptional opportunity to own a turnkey restaurant with ample parking in the highly sought-after Northampton corridor.

PROPERTY HIGHLIGHTS

- 63,453 VPD
- Turnkey Restaurant Facility
- Well-maintained 2,944 SF building
- Centrally Located
- Excellent visibility
- Large parcel with ample parking

LOCATION MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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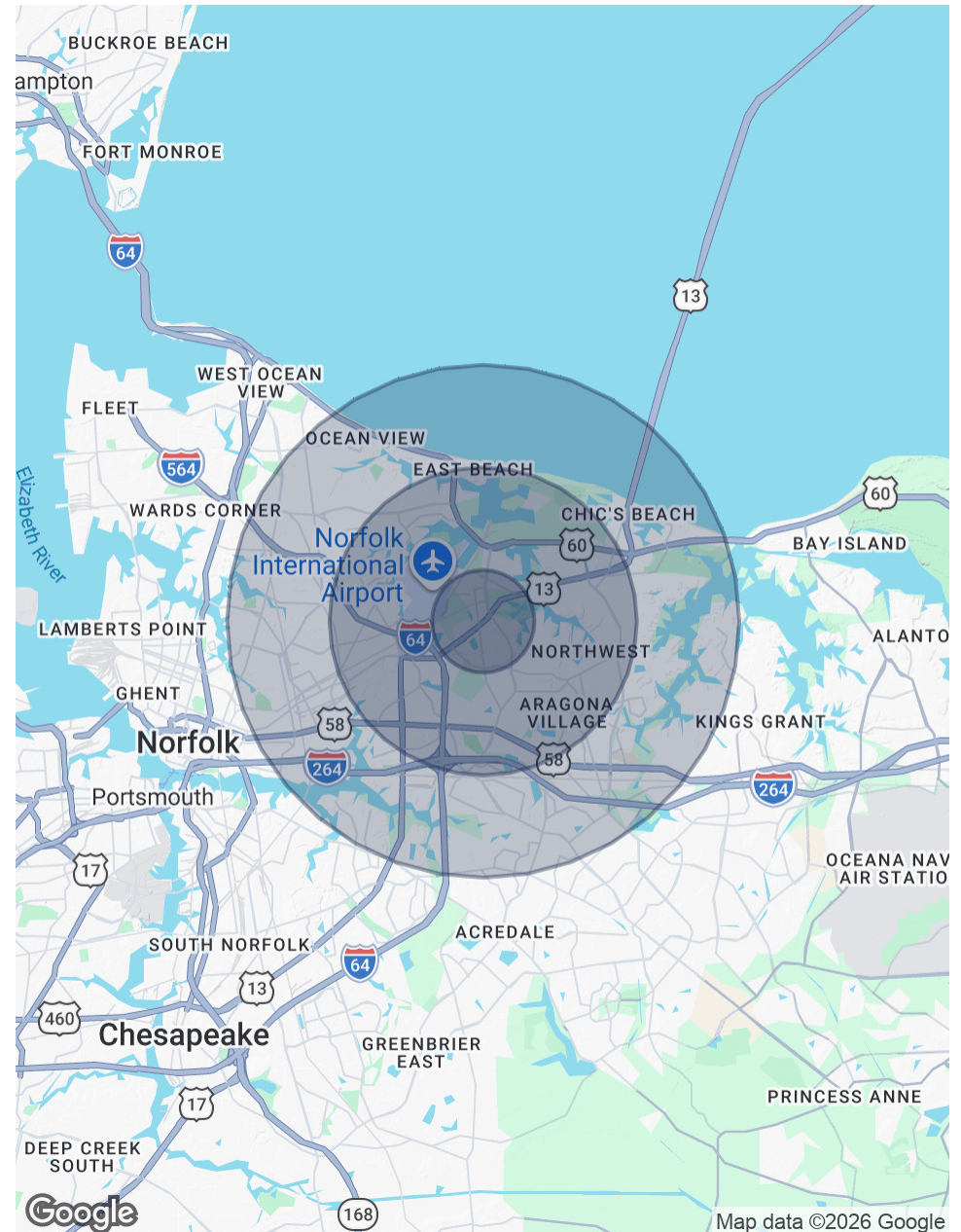


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,330	90,813	231,181
Average Age	39	38	40
Average Age (Male)	38	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,348	36,721	95,145
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$90,805	\$87,159	\$96,386
Average House Value	\$331,466	\$309,871	\$358,560

Demographics data derived from AlphaMap



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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