

office/retail FOR LEASE

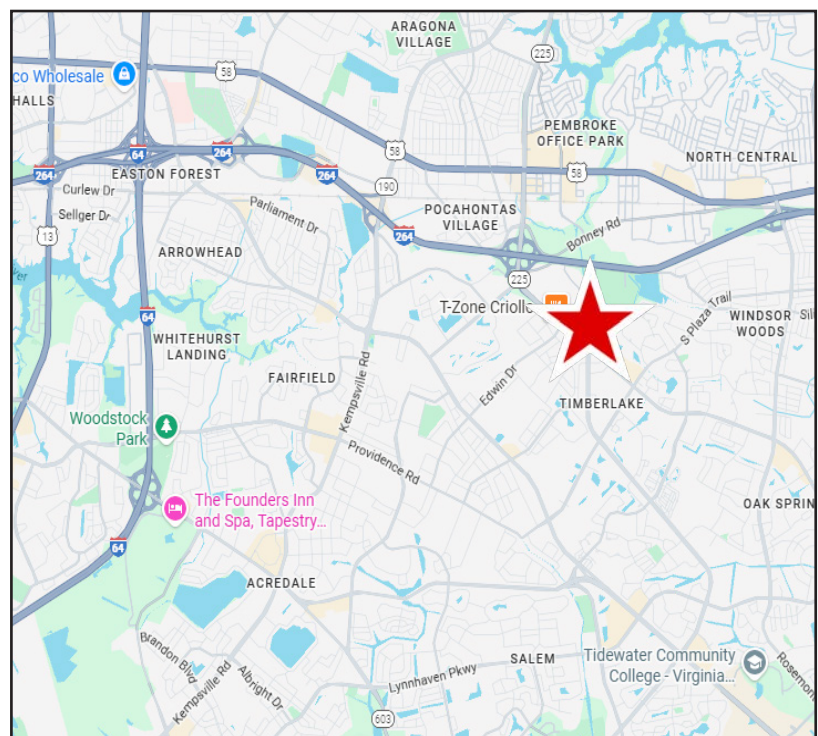


Lakeview Square | 4388 Holland Road, Virginia Beach, Virginia

PROPERTY FEATURES:

- **JUST LISTED! ±4,041 SF AVAILABLE!** ±21,175 SF office/retail building located at a busy, signalized intersection of Holland Road & South Independence Blvd.
- **Current tenants include:** Bayport Credit Union, Beach Eye Care, Sandcastle Kids counseling and Kitchen & Bath Shop.
- **Within walking distance** to Mount Trashmore and less than a mile from I-264 and downtown Virginia Beach.
- **Over 57,000 VPD** along South Independence Blvd. & Holland Road.
- **Favorable demographics**, high population

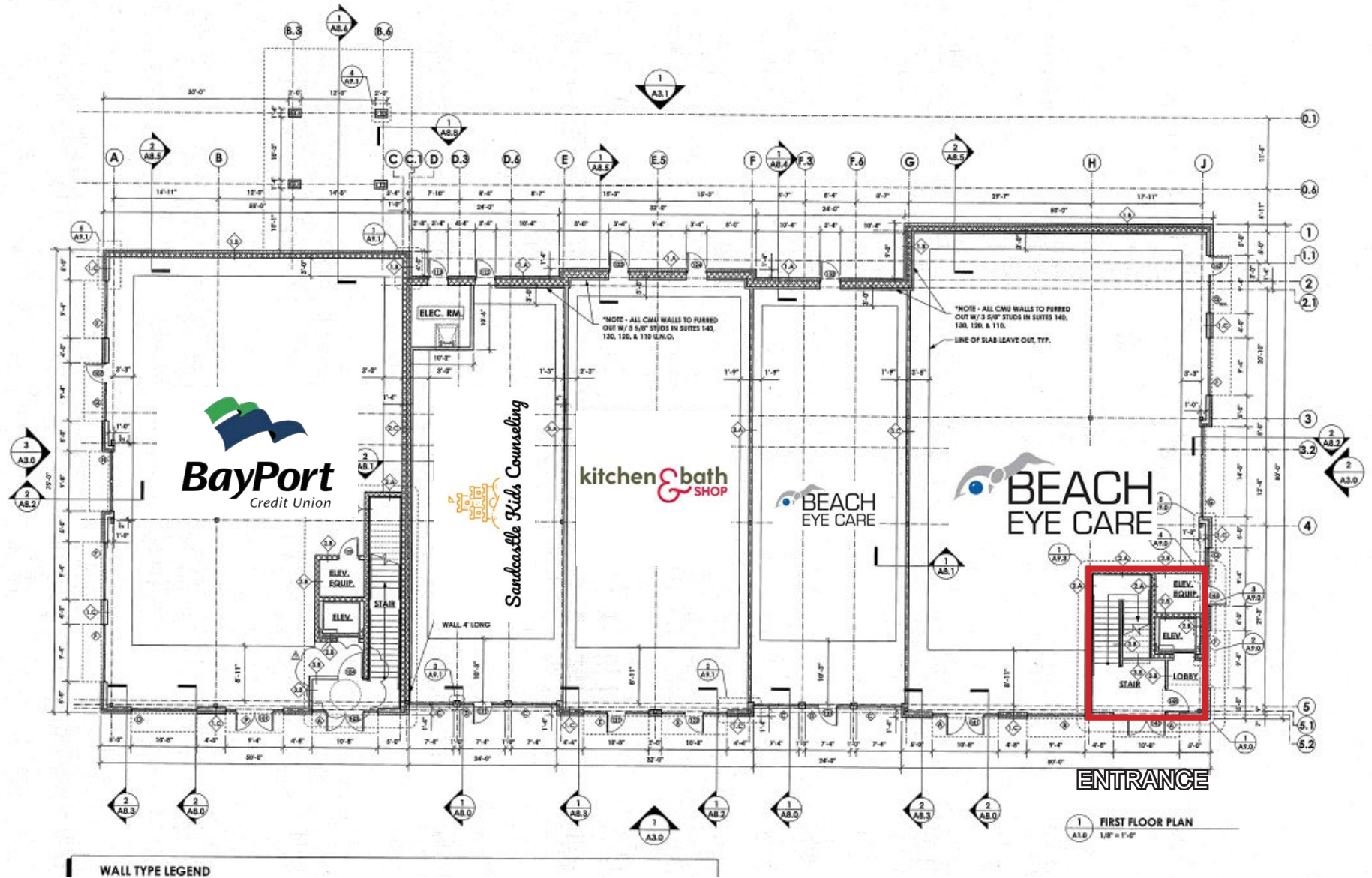
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------|----------|----------|----------|
| Est. Population | 16,270 | 146,441 | 286,406 |
| Avg HH Income | \$81,790 | \$89,122 | \$95,706 |
| Households | 6,967 | 56,553 | 109,193 |



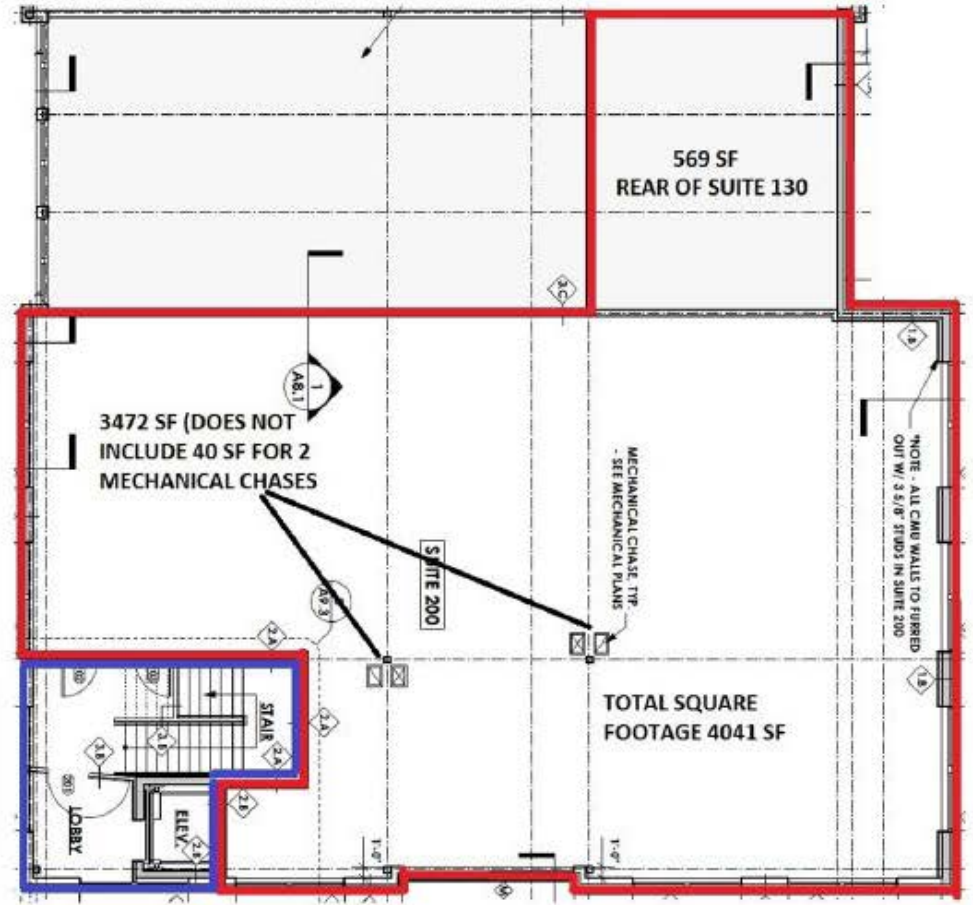
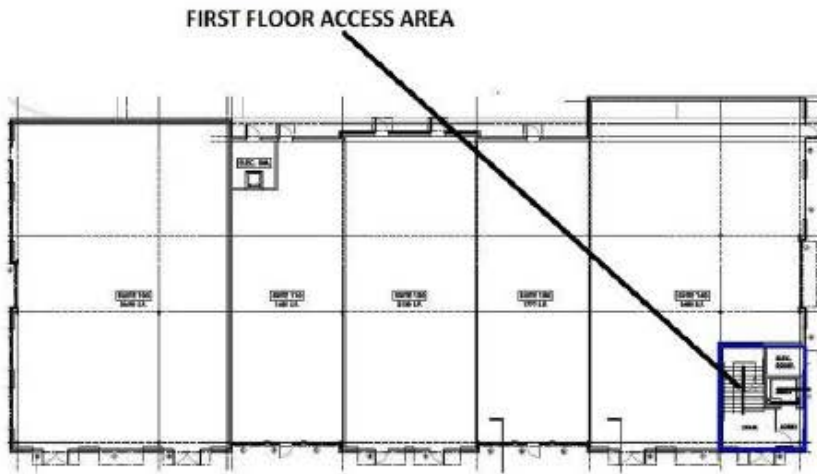
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BUILDING PLAN (FIRST FLOOR)



BUILDING PLAN (SECOND FLOOR)



SECOND FLOOR AREA

