

**FOR SALE - OFFICE**  
**OWNER-OCCUPANT OR INVESTMENT OPPORTUNITY**

**1072 Laskin Rd**  
Virginia Beach, VA 23451



**Exclusively Presented by:**

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**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW



## PROPERTY DETAILS / OPPORTUNITY HIGHLIGHTS

CONTACT BROKER FOR OM

### SITE DESCRIPTION

Building Size:	8,375 square feet
Parcel Size:	0.60 acres
Year Built / Renovations:	1982 / 2022
Zoning:	O2 (Office)
Property Type:	Office
Roof:	Shingle, 2022
Submarket / Location:	Virginia Beach Oceanfront

### INVESTMENT HIGHLIGHTS

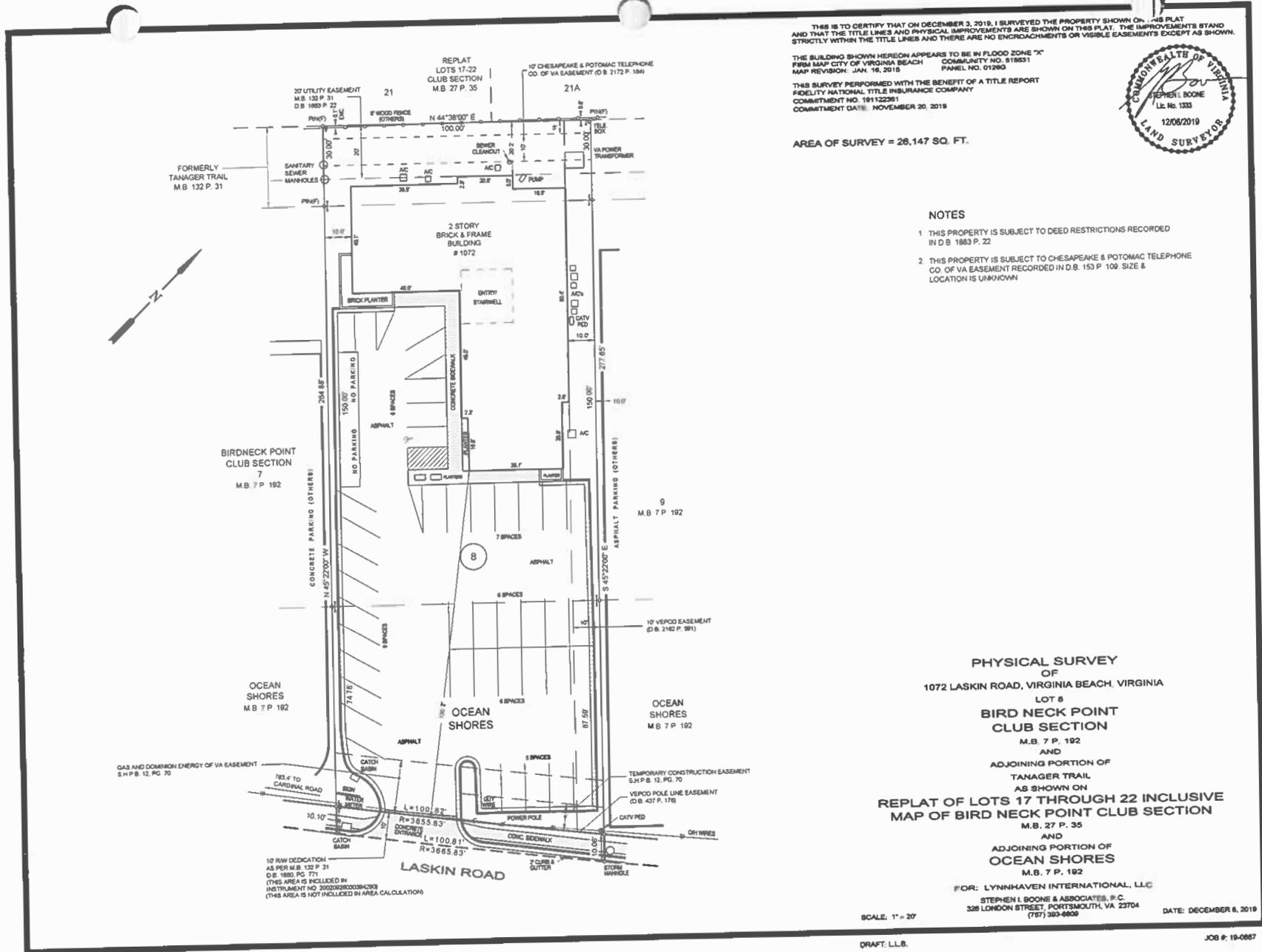
- Excellent location near Laskin Rd and Birdneck Rd
- Lease terms & structures allow for multiple Owner-Occupancy options
- 100% leased
- Well maintained property, including recent roof replacement, new siding and exterior improvements
- Diversified tenant mix and staggered rent roll
- Ample Parking on site
- Strong demographics

**\$ ASKING PRICE: \$1,825,000**

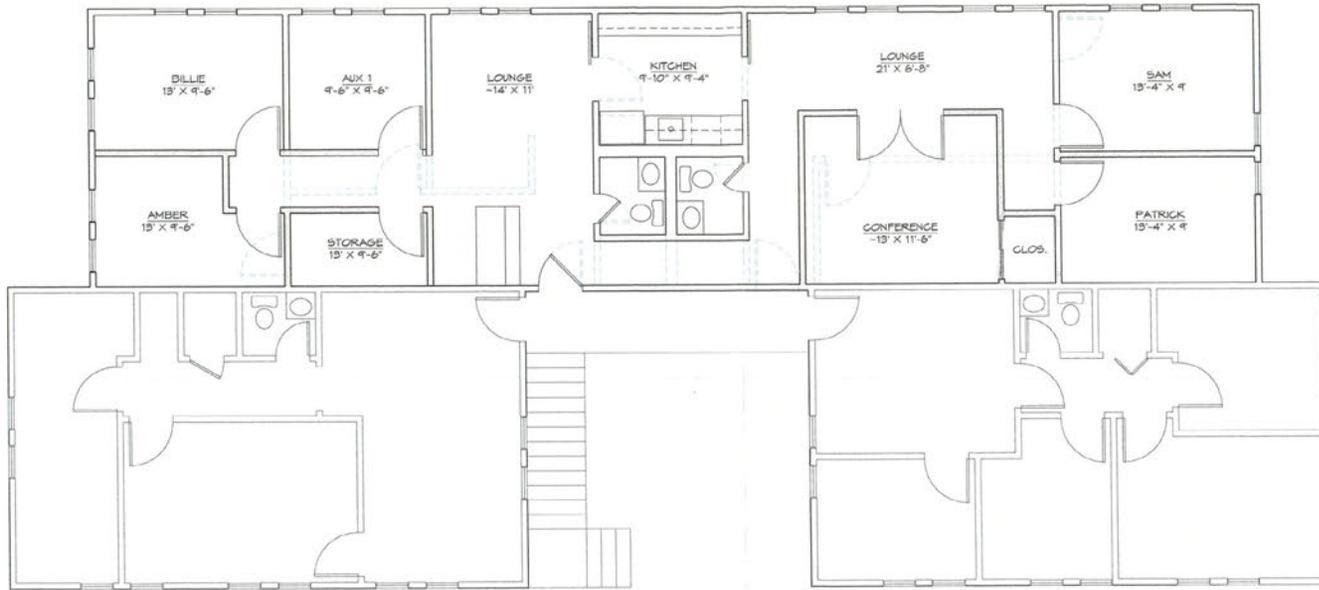


# SURVEY

PROPERTY OVERVIEW



# FLOOR PLAN



FLOOR PLAN - RENOVATION OVERLAY PLAN

SCALE: 1/4" = 1'-0" (22 X 34 SHEET)  
1/8" = 1'-0" (11 X 17 SHEET)

McNAUGHTON  
architecture  
757.754.4460  
sbm@mcnaughtonarch.com  
www.mcnaughtonarch.com

LYNNHAVEN INTERNATIONAL, LLC  
BUILD-OUT RENOVATIONS  
P O BOX 1185, VIRGINIA BEACH

FLOOR PLAN - RENOVATION OVERLAY PLAN

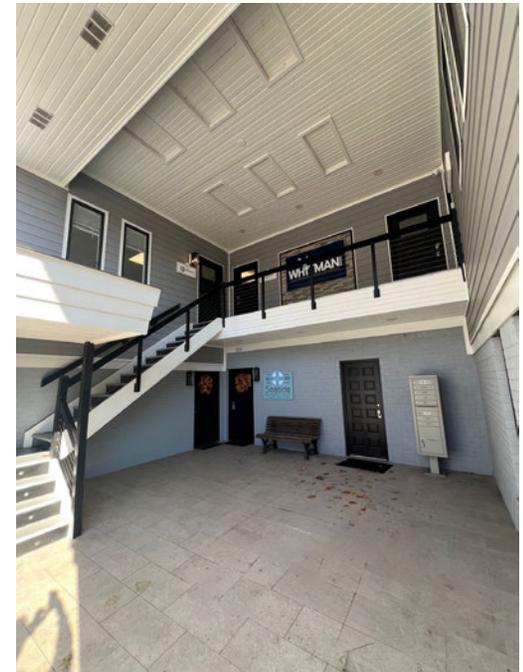
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DECEMBER 13, 2019

SHEET

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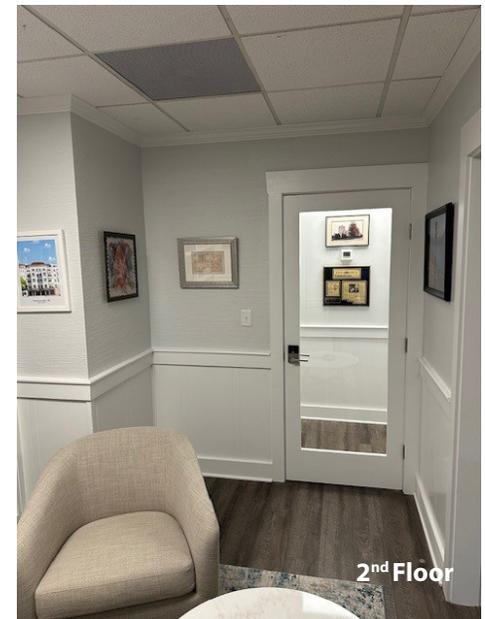
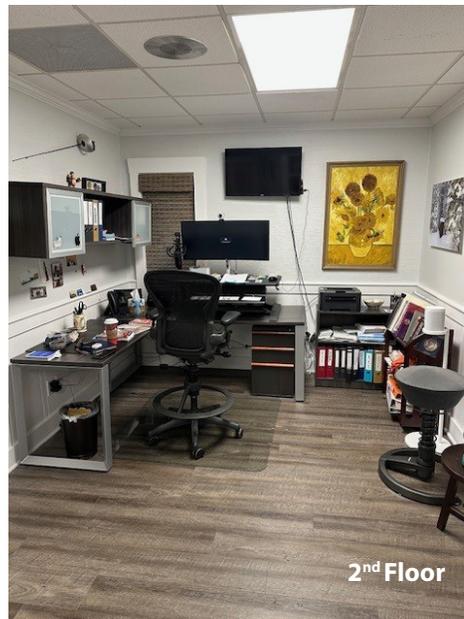
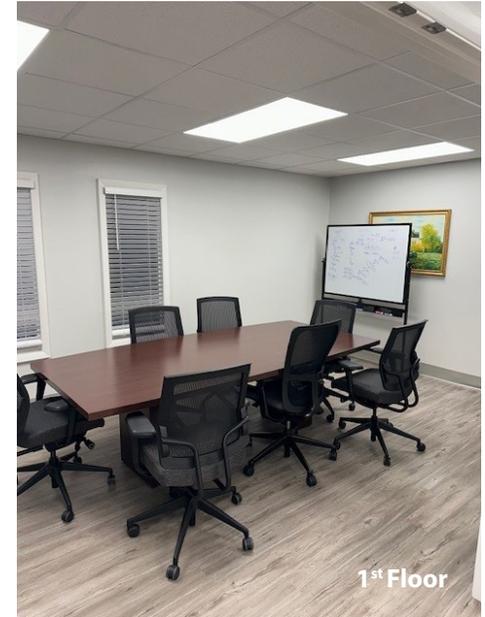
# EXTERIOR PHOTOS

PROPERTY  
OVERVIEW



# INTERIOR PHOTOS

PROPERTY  
OVERVIEW



## TENANT LIST

### WHITMAN BRANDS



Whitman Brands provides comprehensive resources for collectors, offering unparalleled coverage of collectibles, literature, cataloging, and pricing. Dedicated to celebrating the rich heritage of numismatics, Whitman enriches the lives of coin and paper-money enthusiasts across the globe.

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The providers and staff at Seaside Behavioral Health strive to provide high quality behavioral health care to individuals, families and groups across the life span. They achieve this by offering the best treatment practices and standards of care available.

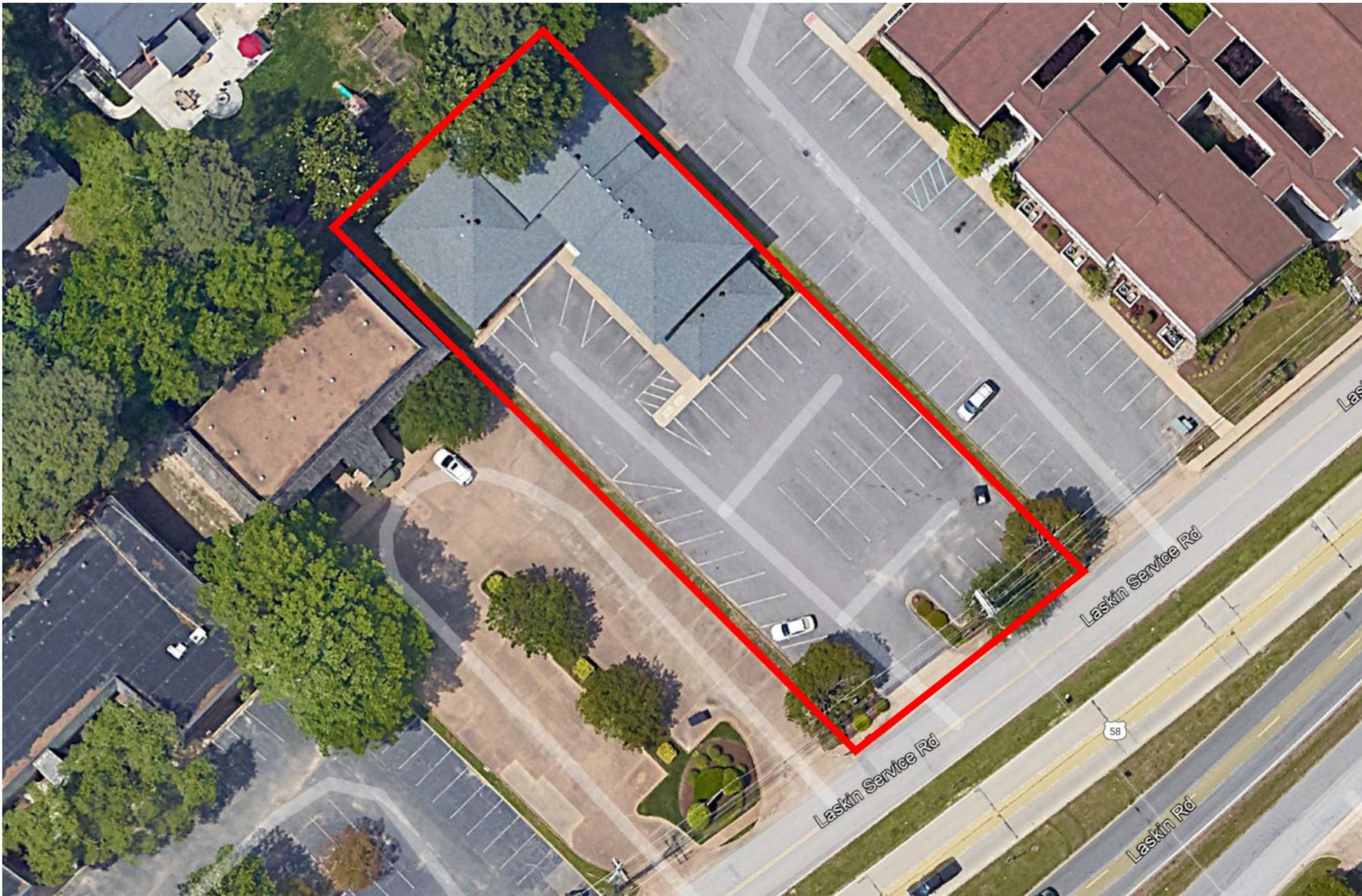
[www.seasidebh.com](http://www.seasidebh.com)

# LOCATION OVERVIEW



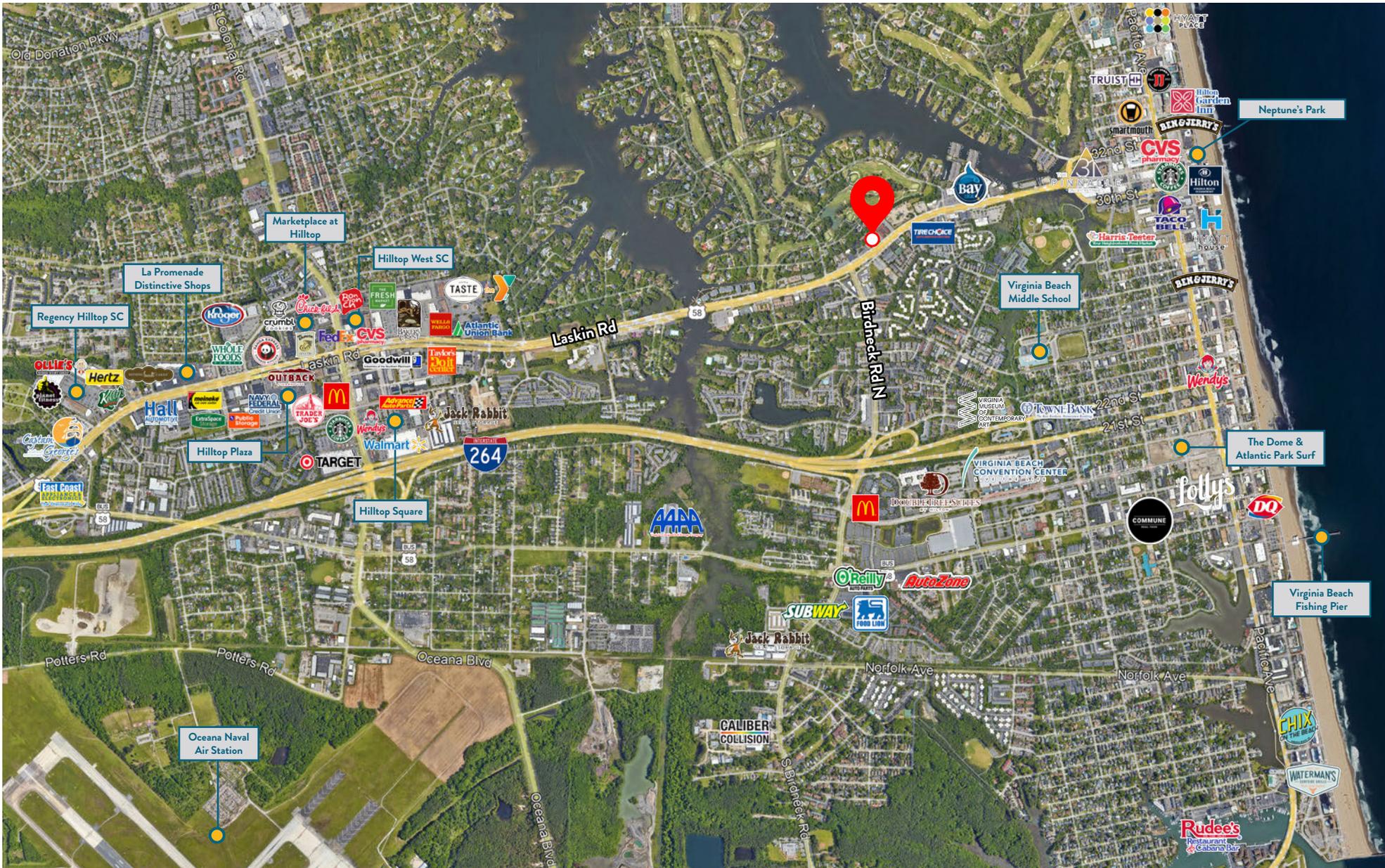
# CLOSE AERIAL

LOCATION  
OVERVIEW



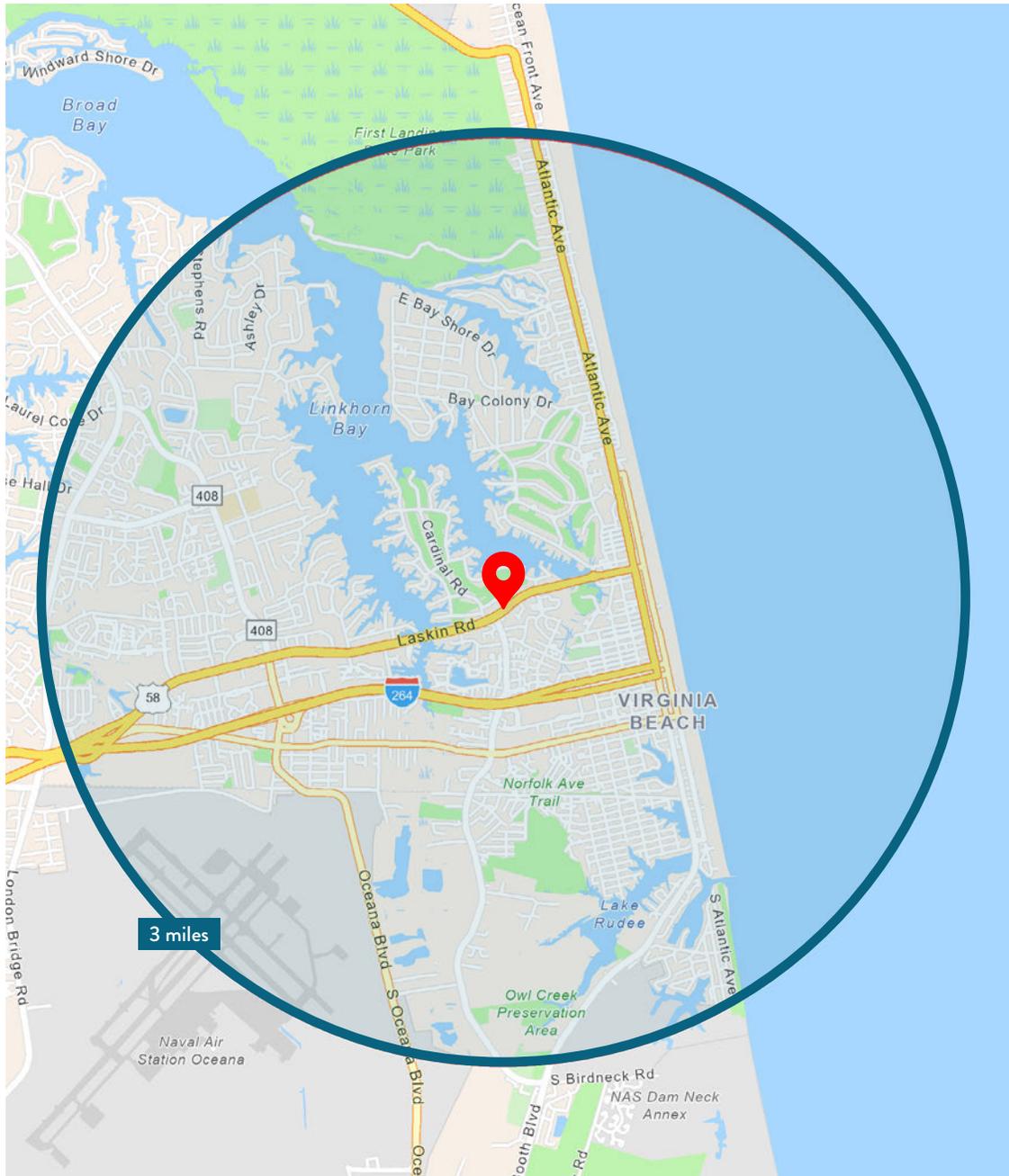
# RETAIL AERIAL

LOCATION OVERVIEW



# DEMOGRAPHICS

LOCATION OVERVIEW



## CENSUS 2020 SUMMARY 3 miles

Population	52,272
Households	23,755
Average Household Size	2.16

## 2025 SUMMARY

Population	52,001
Households	24,202
Families	12,656
Average Household Size	2.11
Owner Occupied Housing Units	12,237
Renter Occupied Housing Units	11,965
Median Age	39.4
Median Household Income	\$93,259
Average Household Income	\$135,424

## 2030 SUMMARY

Population	52,807
Households	24,974
Families	12,887
Average Household Size	2.08
Owner Occupied Housing Units	12,674
Renter Occupied Housing Units	12,300
Median Age	40.4
Median Household Income	\$103,467
Average Household Income	\$147,071

# HARVEY LINDSAY

## COMMERCIAL REAL ESTATE

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