

WATERFRONT MEDICAL OFFICE BUILDING

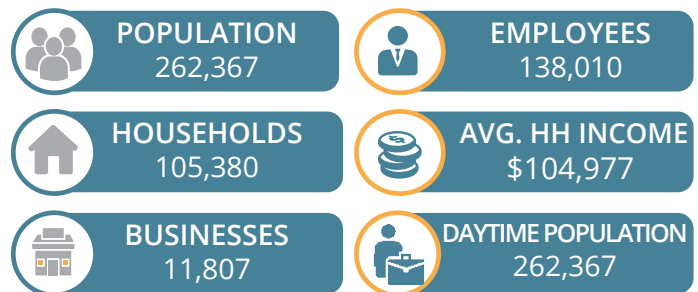
Lakeshore Medical & Dental Center
700 Independence Circle
Virginia Beach, VA 23455



FOR LEASE

- Available
Suite 2C & 2D combined - 2,827 square feet
Available 1/1/2025
- 17,353 square foot medical office building on 1.43 acres
- All units in building offer a water view
- Monument signage is available
- Property located just moments away from the Virginia Beach and Pembroke Town Center
- Generous parking allocations
- LEASE RATE: \$24.00/SF FULL SERVICE (excluding janitorial)**

DEMOGRAPHICS WITHIN 5 MILES



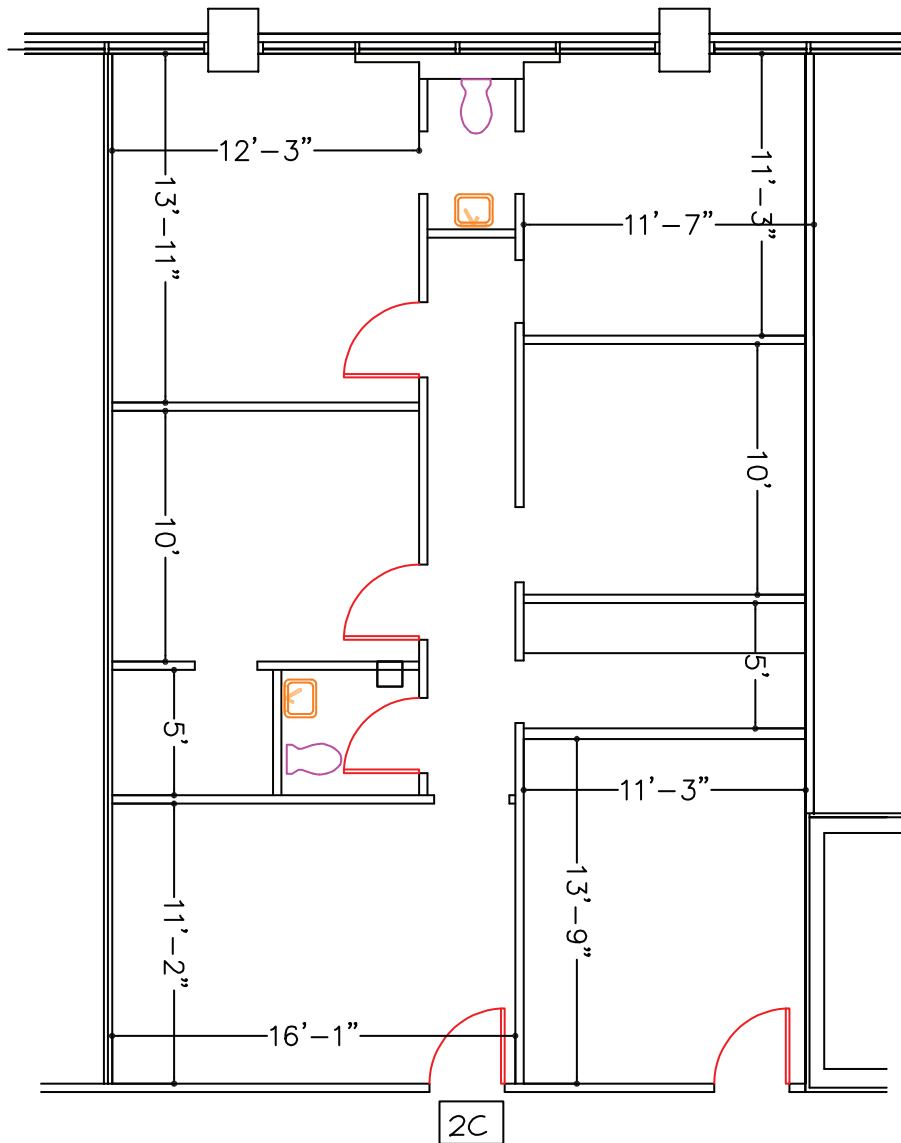
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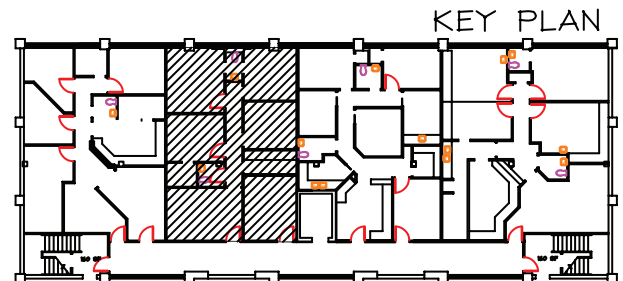
FLOOR PLAN | 700 Independence Circle, Suite 2C | 1,377 SQ. FT.



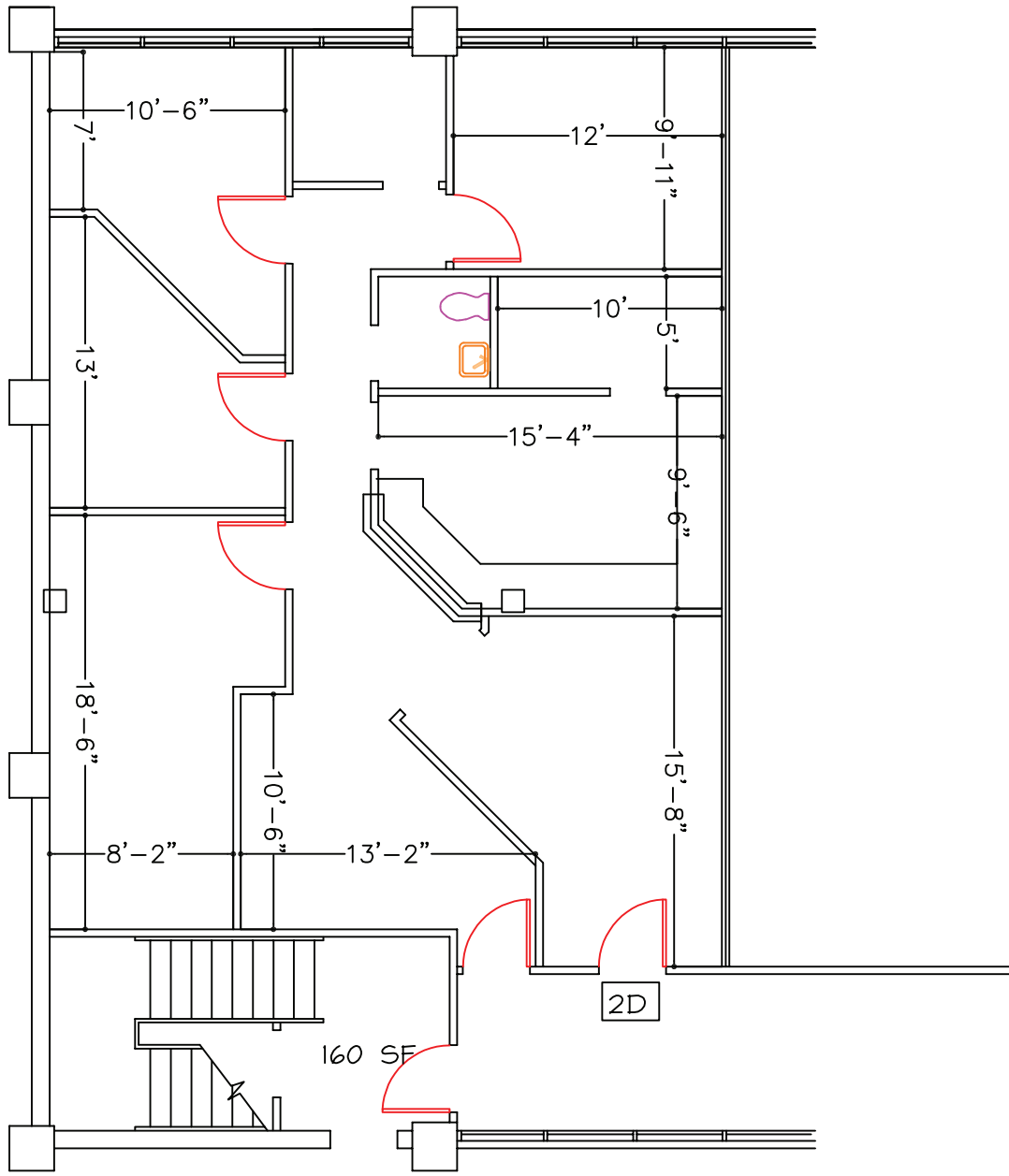
SUITE 2C SECOND FLOOR PLAN

1,377 RSF

LAKESHORE MEDICAL CENTER - 700 INDEPENDENCE CIRCLE., VIRGINIA BEACH, VA

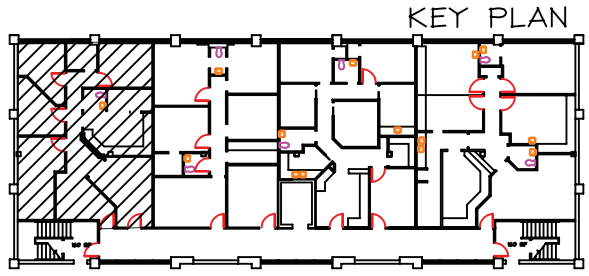


FLOOR PLAN | 700 Independence Circle, Suite 2D | 1,450 SQ. FT.



SUITE 2D SECOND FLOOR PLAN 1,450 RSF

LAKESHORE MEDICAL CENTER - 700 INDEPENDENCE CIRCLE., VIRGINIA BEACH, VA





DEMOGRAPHICS

1-3-5 Mile Radius

700 Independence Blvd. | Virginia Beach, VA 23452

2023 SUMMARY	1-Mile	3-Mile	5-Mile
Population	15,134	153,458	299,127
Households	6,729	60,223	115,630
Families	3,876	40,341	79,073
Average Household Size	2.23	2.53	2.57

2023 INCOME	1-Mile	3-Mile	5-Mile
Median HH Income	\$68,860	\$76,340	\$80,023
Average HH Income	\$94,285	\$96,289	\$104,897

2023 BUSINESSES	1-Mile	3-Mile	7-Mile
2023 Total Businesses	881	5,941	12,192
2023 Total Employees	10,882	64,657	144,814



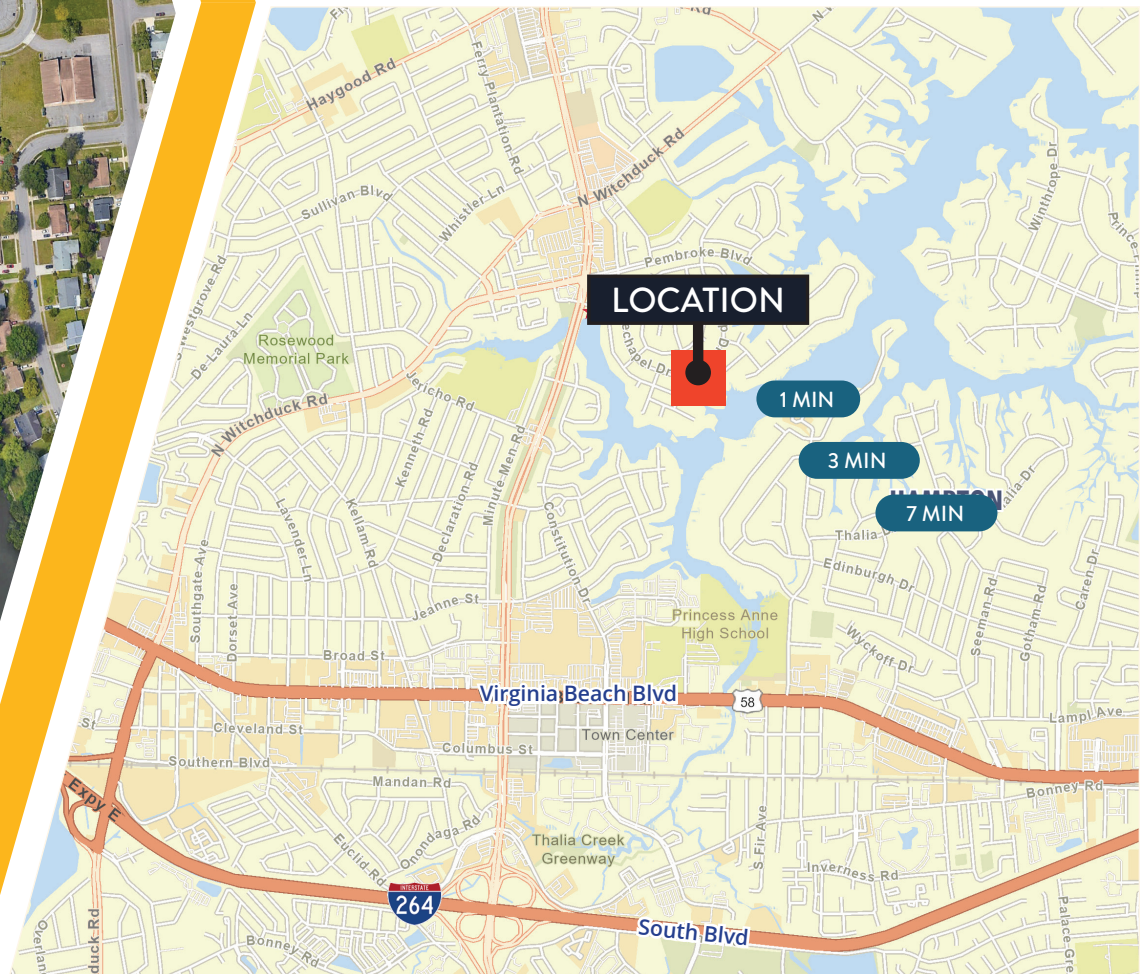
POPULATION

299,127 (within 5 miles)



AVG. INCOME

\$104,897 (within 5 miles)



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RETAIL MAP | 700 Independence Circle | Virginia Beach, VA



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