



S.L. NUSBAUM
REALTY CO.

FOR LEASE

MATTRESS FIRM PLAZA



5393 WESLEYAN DRIVE
VIRGINIA BEACH, VA 23455

CHRIS HUCKE
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PROPERTY SUMMARY

5393 WESLEYAN DRIVE
VIRGINIA BEACH, VA 23455



PROPERTY DESCRIPTION

Anchor retail showroom/warehouse spaces and a unique 1,500 SF second-generation dentist office with 4 operatories with wet sinks and cabinets, reception area, and lab available. Located near the Norfolk Premium Outlets with national tenants.

SPACES	LEASE RATE	SPACE SIZE
Unit 101	Contact Agent	1,200 SF
Unit 104-C	Contact Agent	4,148 SF
Unit 104-E	Contact Agent	3,818 SF
Unit 104-F	Contact Agent	5,380 SF
Unit 107	Contact Agent	1,500 SF



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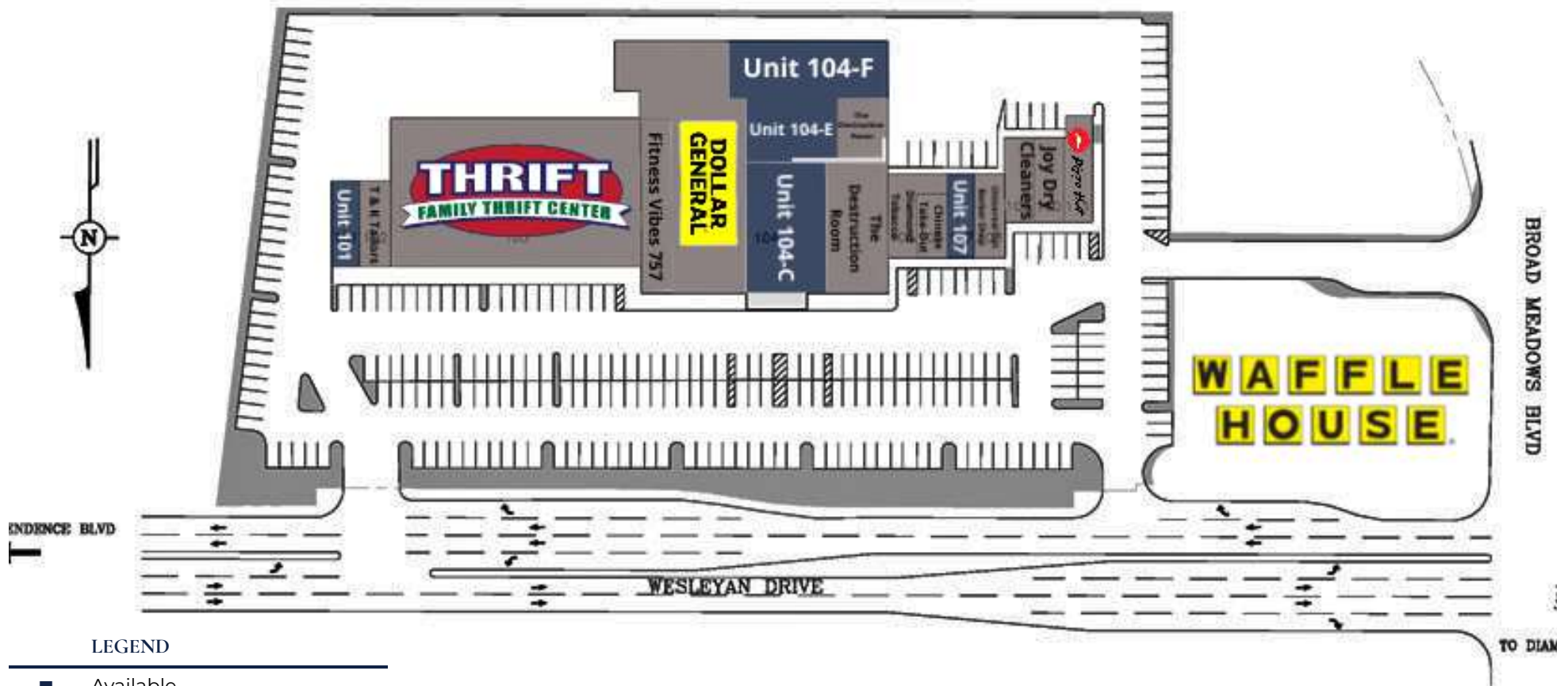
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XTEAM
RETAIL ADVISORS



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SITE PLAN

5393 WESLEYAN DRIVE
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LEGEND

- Available
- Unavailable

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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 5,380 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit 101	Available	1,200 SF	NNN
■	Unit 104-C	Available	4,148 SF	NNN
■	Unit 104-E	Available	3,818 SF	NNN
■	Unit 104-F	Available	5,380 SF	NNN
■	Unit 107	Available	1,500 SF	NNN

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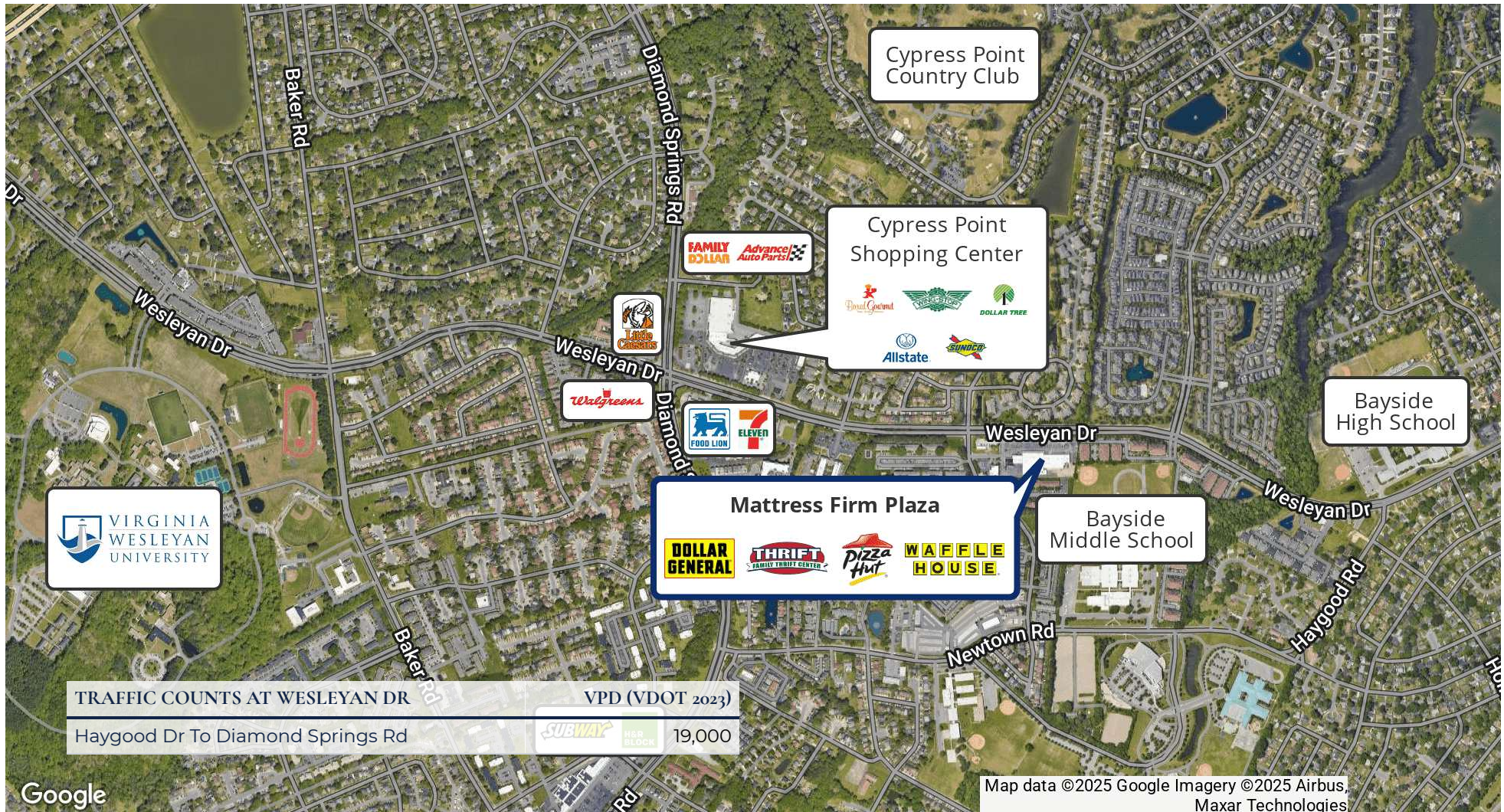




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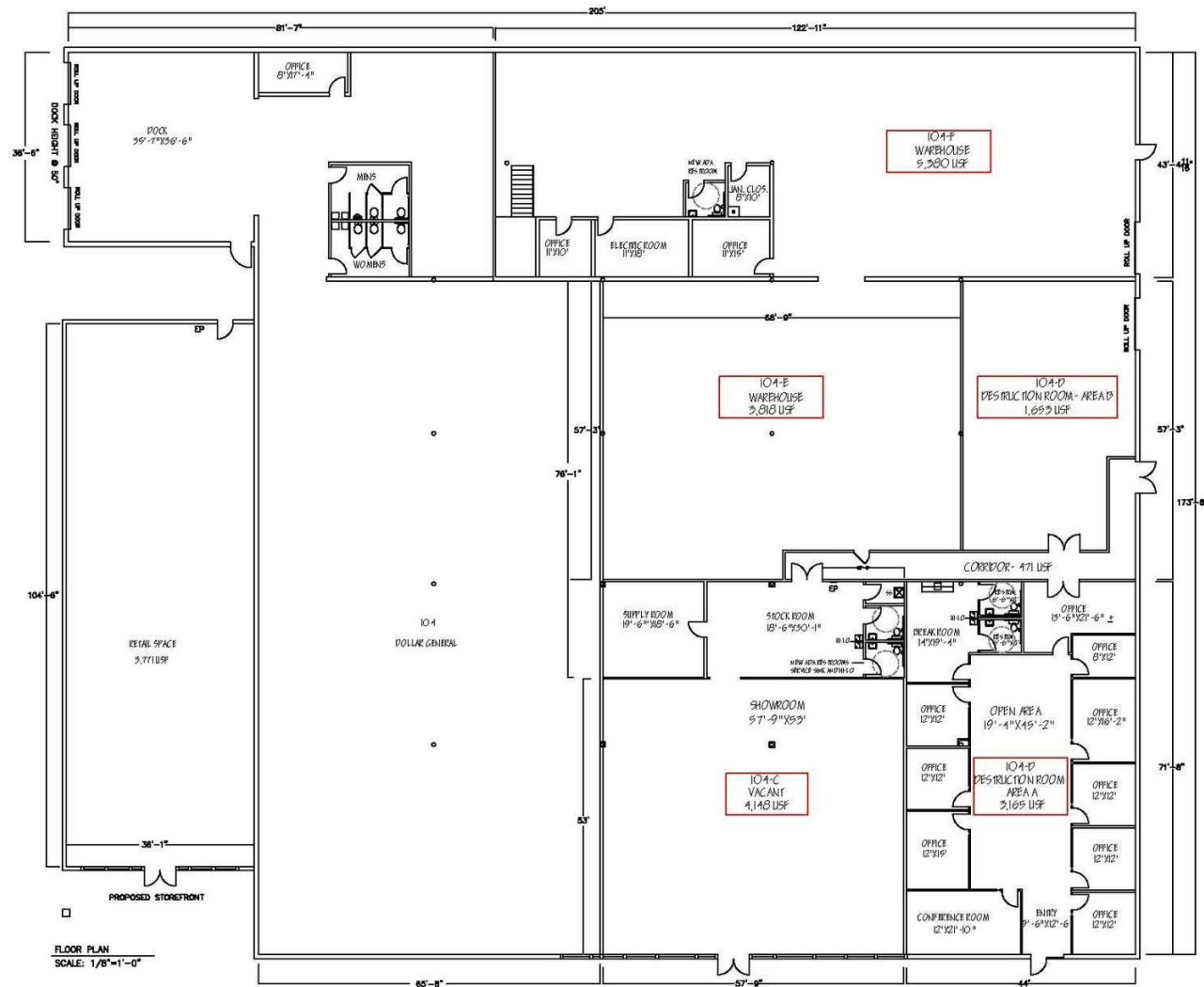
AREA RETAIL

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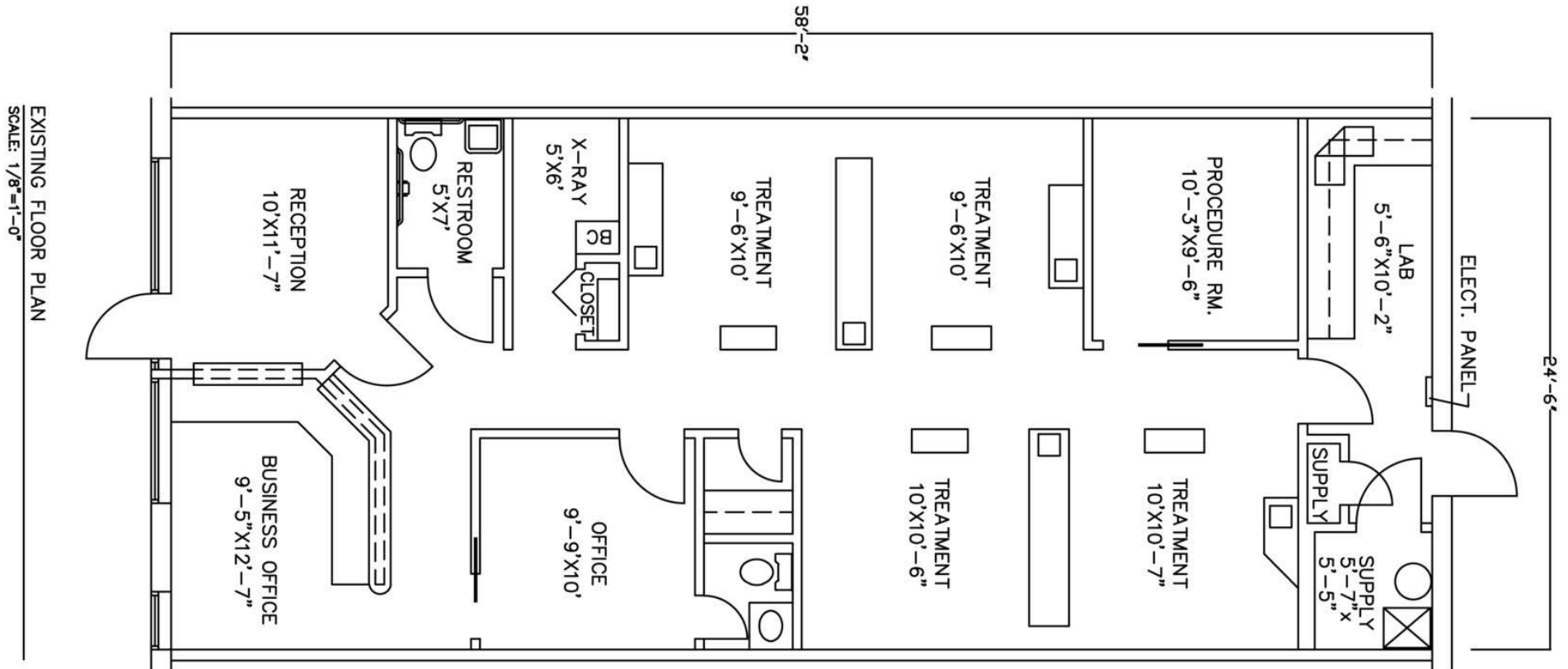
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UNIT 107 - FORMER DENTIST'S OFFICE

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ADDITIONAL PHOTOS

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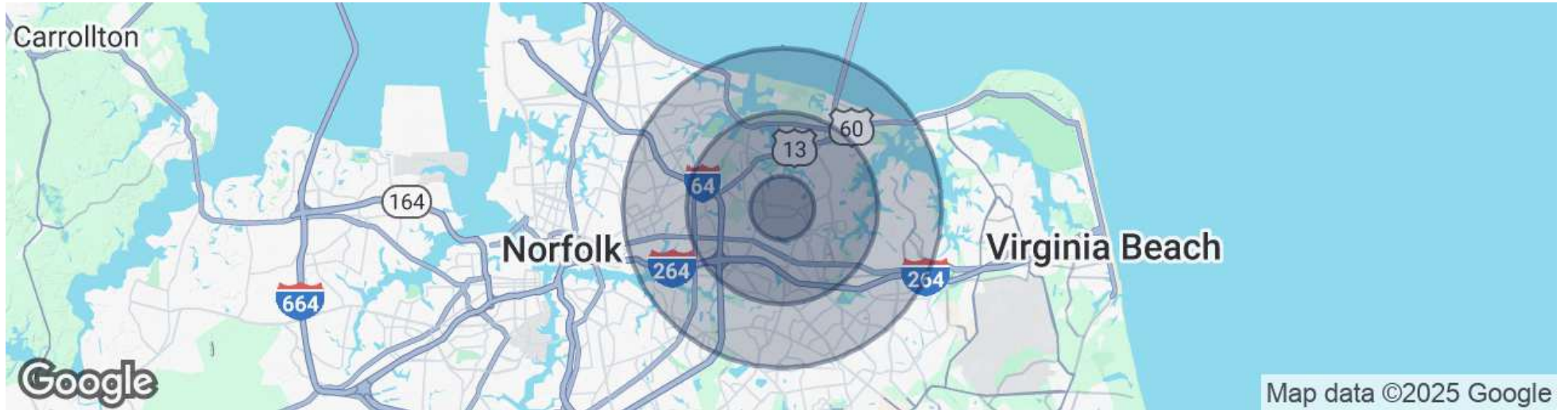
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DEMOGRAPHICS MAP & REPORT

5393 WESLEYAN DRIVE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,147	90,360	230,758
Average Age	33.6	35.6	36.3
Average Age (Male)	32.4	34.8	35.1
Average Age (Female)	34.9	36.6	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,245	36,048	88,185
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$64,730	\$67,272	\$71,656
Average House Value	\$206,760	\$287,013	\$294,992

* Demographic data derived from 2020 ACS - US Census

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