

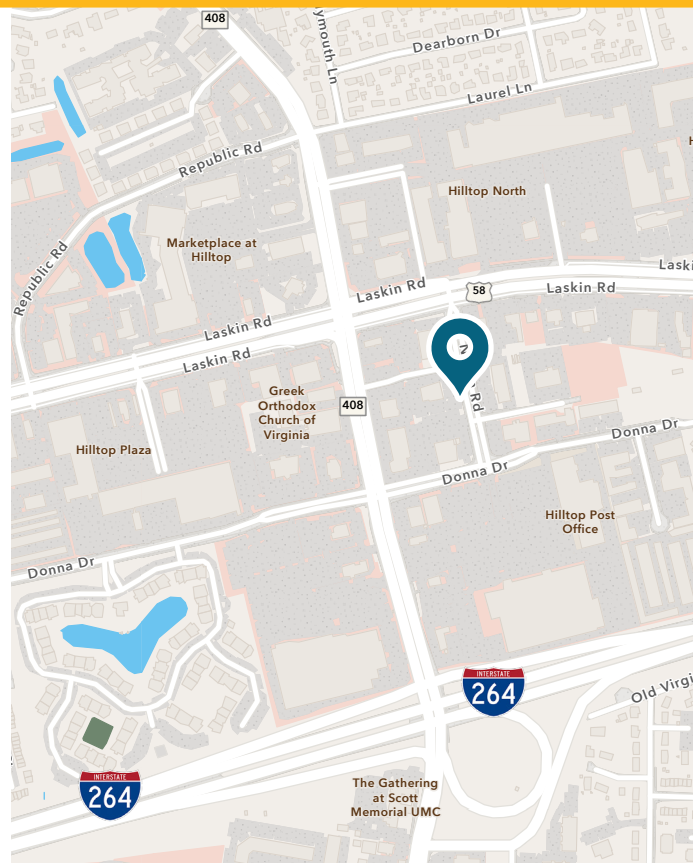
# FORMER BANK BRANCH FOR SALE

## 621 Nevan Road, Virginia Beach, VA 23451



## ABOUT PROPERTY

- 16,400 SF Building
- 2 - Drive-through Lanes
- Full Bank Vault
- Building is situated on a ground Lease that can be extended until June 14, 2038
- Located in the middle of the Hilltop Retail District
- Executive offices on 2<sup>nd</sup> floor
- Ample Parking



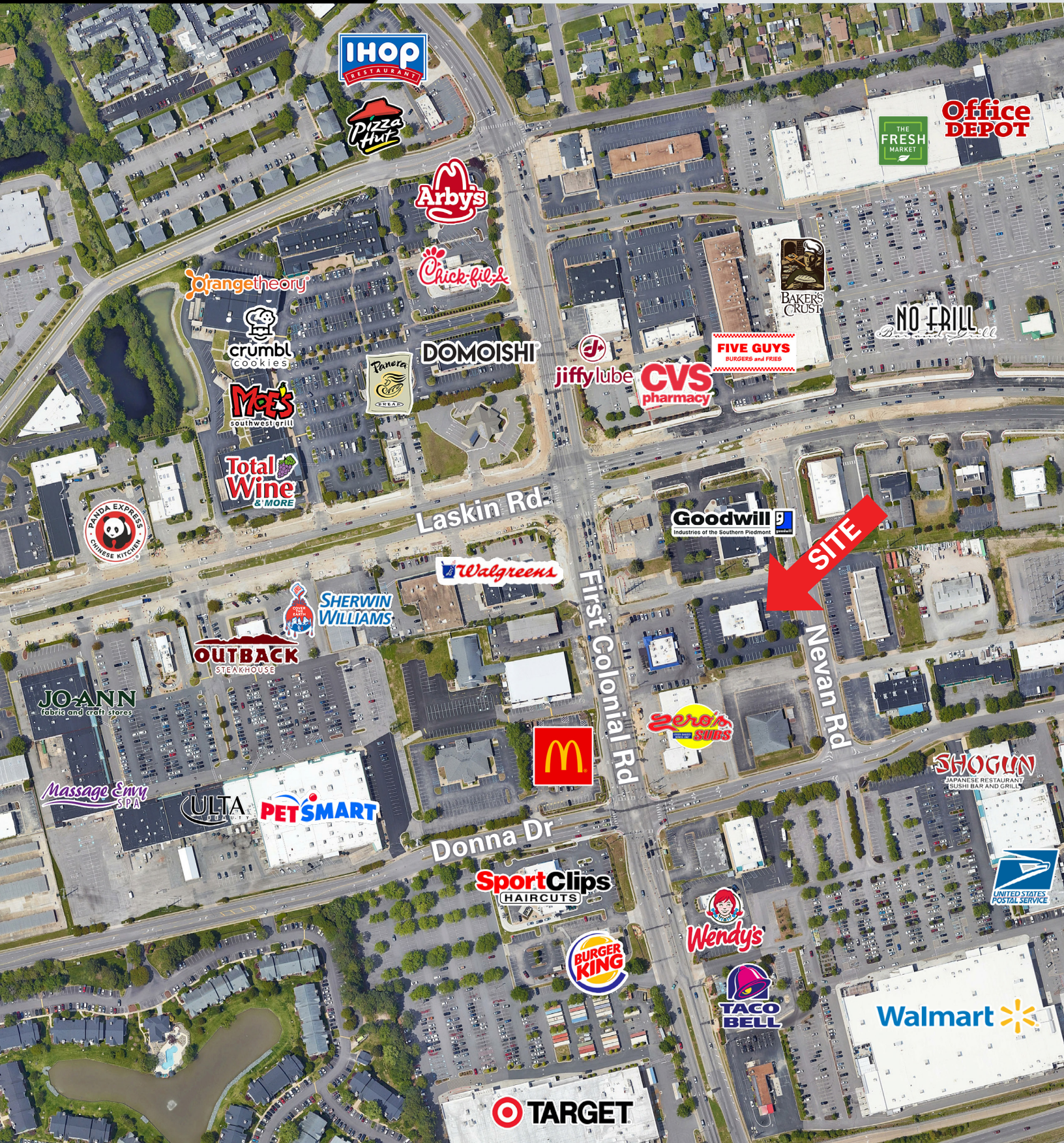
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# AERIAL VIEW

621 Nevan Road,  
Virginia Beach, VA 23451



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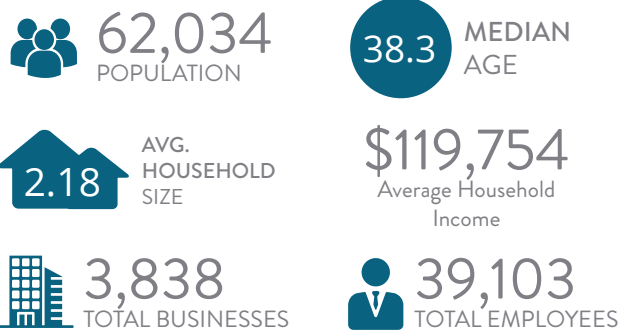
621 Nevan Road,  
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## DEMOGRAPHICS



2023 Summary	1 Mile	3 Miles	5 Miles
Population	10,808	62,034	130,819
Households	5,069	27,889	54,082
Families	2,472	14,908	32,899
Average Household Size	2.12	2.18	2.38
Owner Occupied Housing Units	1,809	14,570	32,456
Renter Occupied Housing Units	3,260	13,319	21,626
Median Age	33.5	38.3	38.4
Median HH Income	\$61,177	\$78,191	\$81,762
Average HH Income	\$87,765	\$119,754	\$122,320

### KEY FACTS WITHIN 3 MILES



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