

**FOR
LEASE**



14500 WARWICK BLVD

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**Call Agent for
Lease Rate**

PROPERTY OVERVIEW

This freestanding former bank is located near the intersection of Warwick Blvd (39,924 VPD) and Oriana Rd in the "Denbigh" trade area. This trade area is supported by dense residential population that is transient resulting from strong military presence. Located just minutes from Joint Base Langley - Eustis with over 106,500 personnel.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	6,210	31,402	51,388
Population:	13,786	74,100	122,946
Avg HH Income:	\$57,366	\$70,458	\$73,051

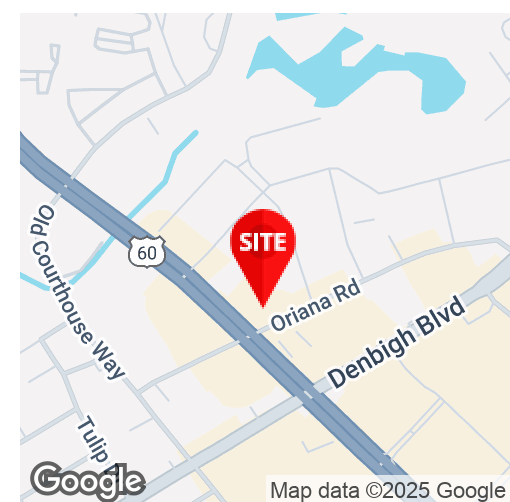
PROPERTY HIGHLIGHTS

- 3,496 SF located on 1.15 acres
- Sublet opportunity through March 2028. Owner will extend term
- Good visibility and access off Warwick Blvd
- The trade area will support a neighborhood or service-related business, or a financial institution
- 4-lane drive-thru on premises

FOR FURTHER INFORMATION, PLEASE CONTACT:
NEAL SADLER • neal.sadler@divaris.com • 757.333.4333



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