

# FLEX BUILDING FOR SALE

156 BUSINESS PARK DRIVE  
Virginia Beach, VA 23462



S.L. NUSBAUM  
REALTY CO.



## BEN LEON

Vice President  
C. 757.469.2365  
O. 757.640.2272

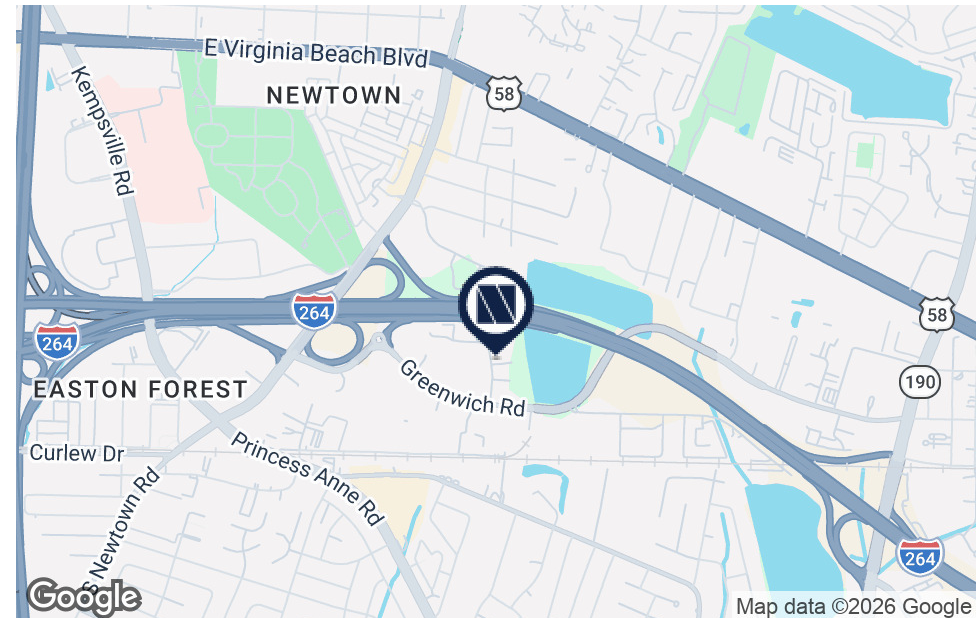
[bleon@slnusbaum.com](mailto:bleon@slnusbaum.com)

# EXECUTIVE SUMMARY

156 BUSINESS PARK DRIVE  
Virginia Beach, VA 23462



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## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	8,322 SF
Lot Size:	0.47 Acres
Price / SF:	\$156.21
Year Built:	1980
Zoning:	I-1 (Light Industrial)

## PROPERTY OVERVIEW

Introducing an exceptional opportunity for investors or owner-occupants in Virginia Beach. This well-maintained, freestanding 8,322 square foot building — comprised primarily of office space — is ideally suited for a wide range of office or flex users. Strategically located just off I-264 near the I-264/I-64 interchange, the property offers outstanding convenience. Its central location, flexible I-1 zoning, and ample on-site parking combine to make this a highly attractive asset to own.

## PROPERTY HIGHLIGHTS

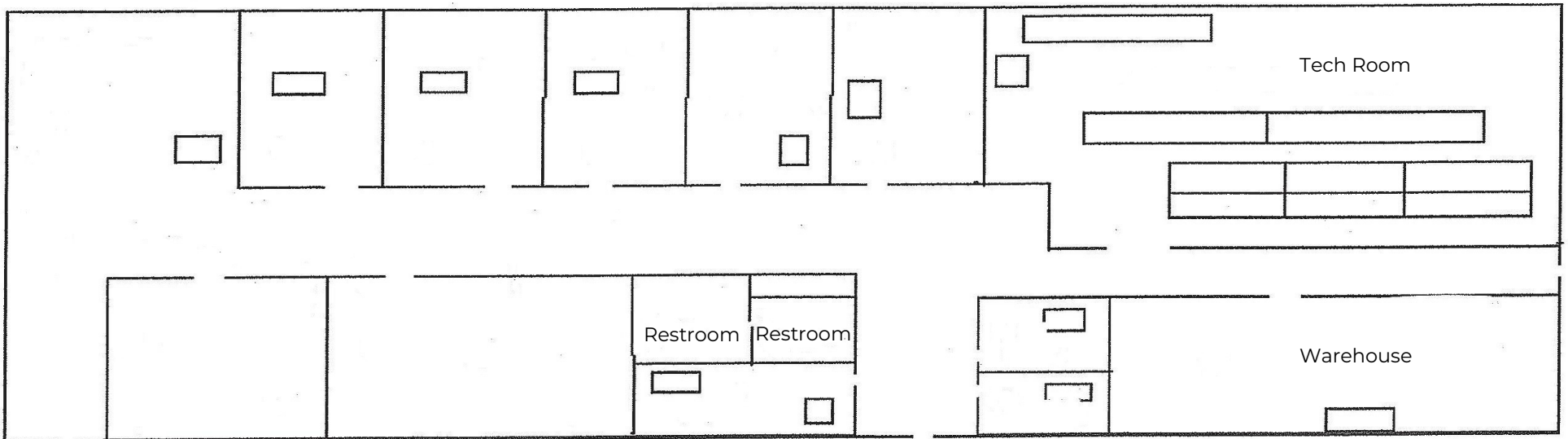
- One grade level roll-up door
- Fiber optic wired
- High capacity server room
- Close proximity to both I-264 and I-64
- Five rooftop package HVAC units (two replaced within the last 2 - 3 years)
- Approximately 23 surface parking spaces

# FIRST FLOOR

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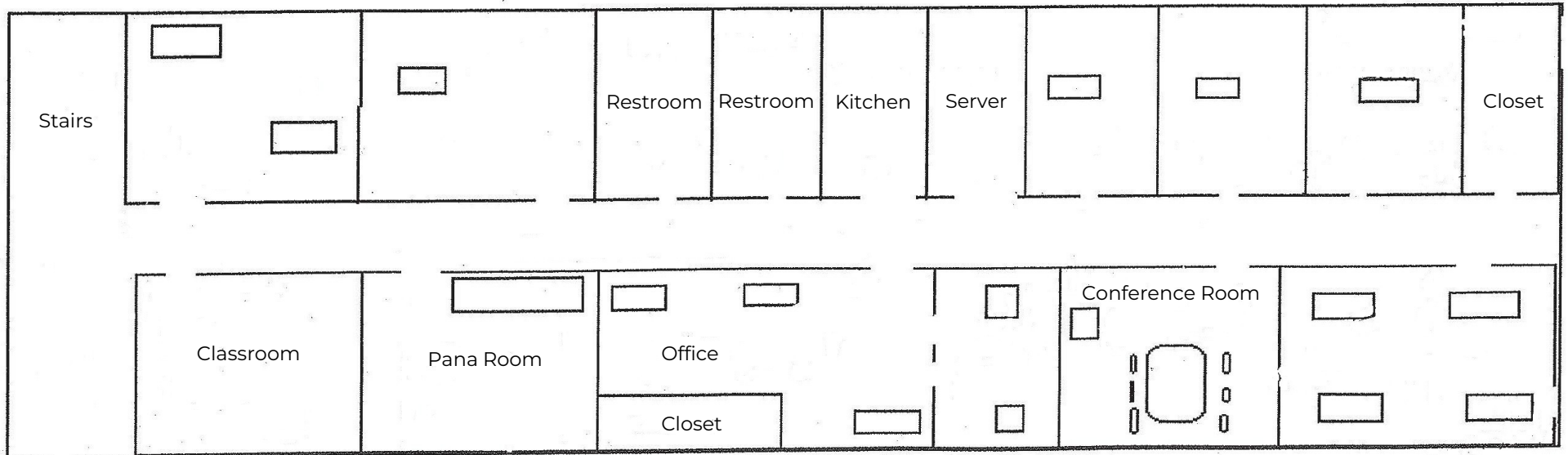
# SECOND FLOOR

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# ADDITIONAL PHOTOS

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# AERIAL

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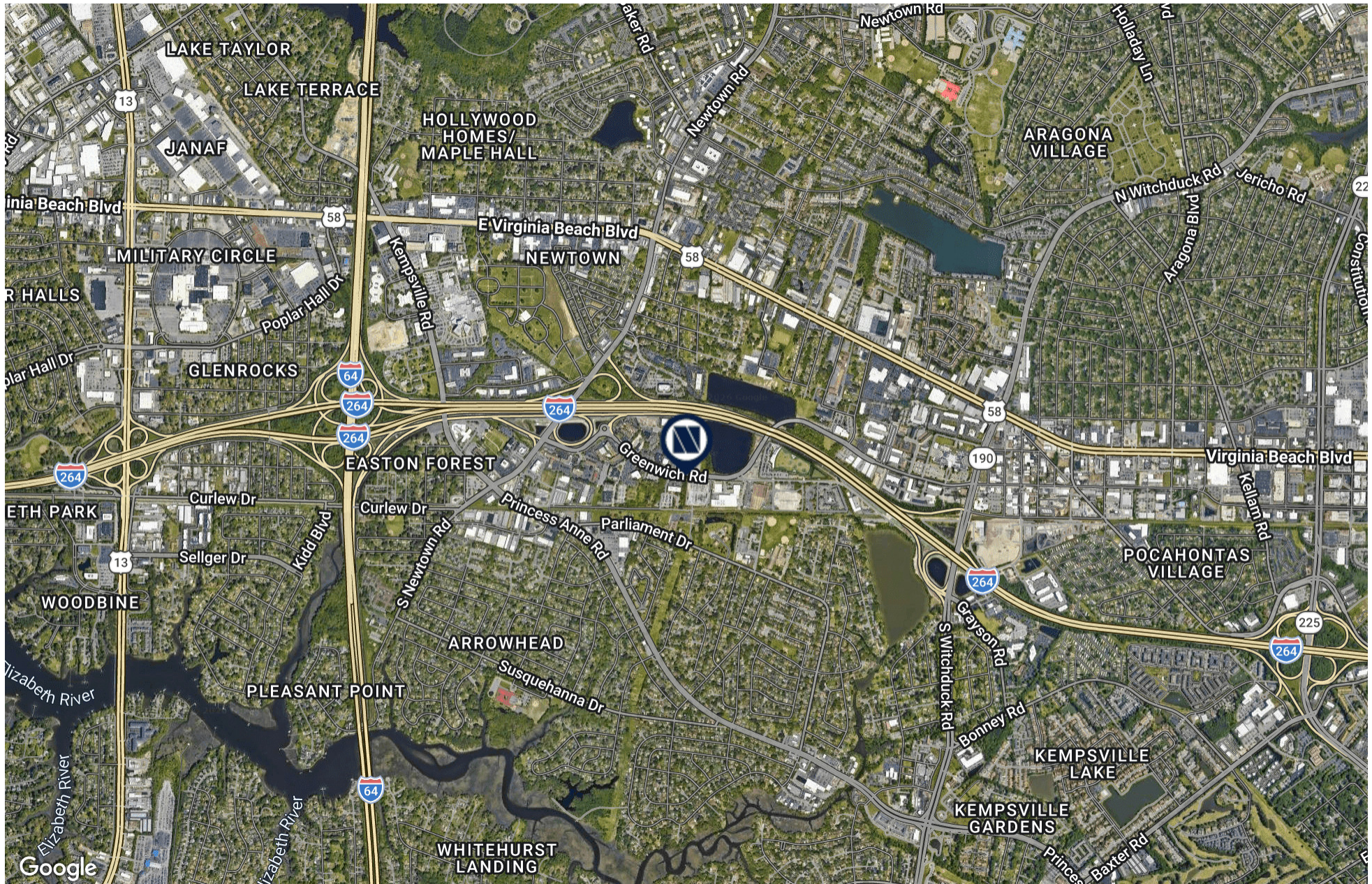


# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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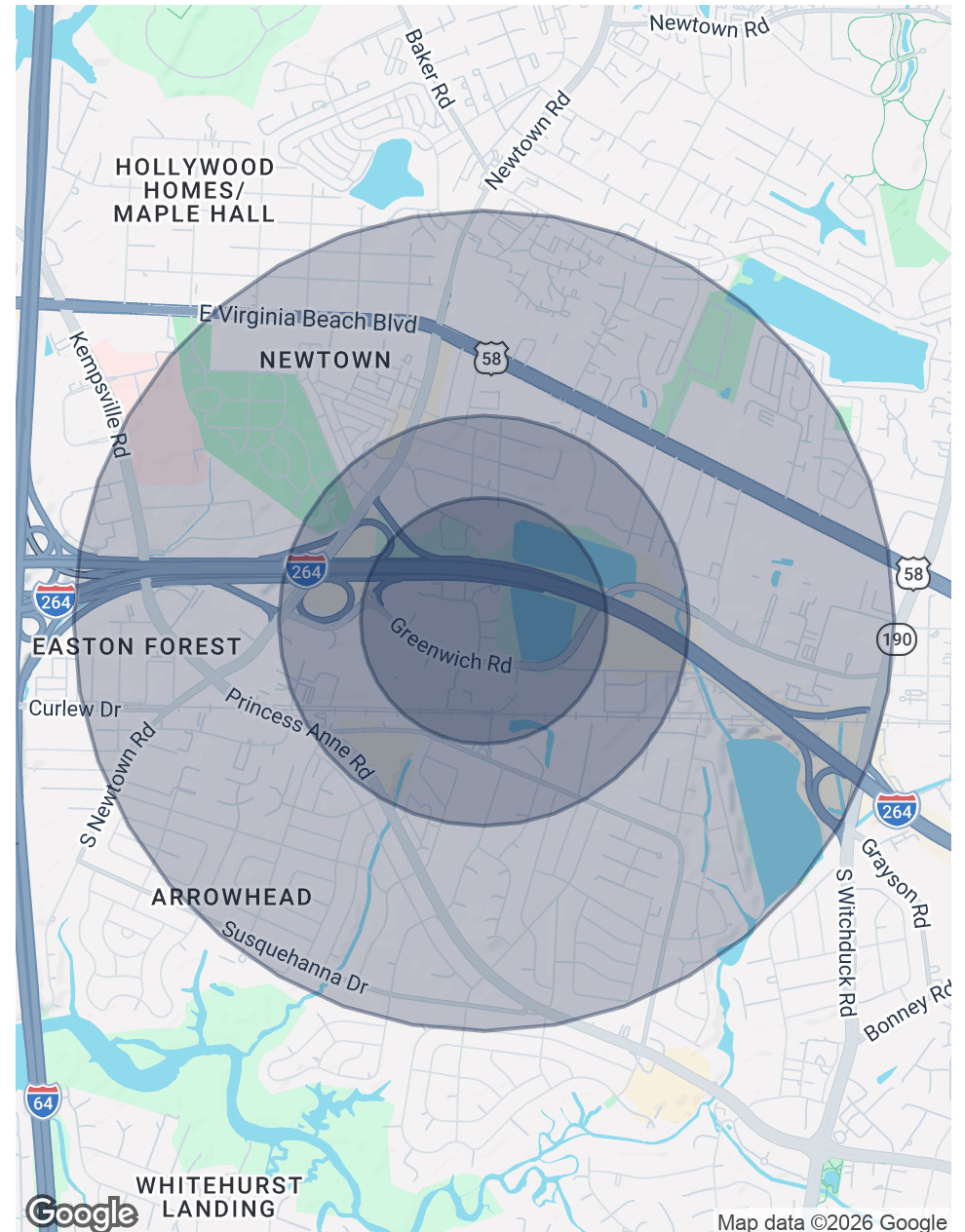
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	246	1,221	12,388
Average Age	42	41	38
Average Age (Male)	40	39	37
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	97	472	4,914
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$95,803	\$89,343	\$84,783
Average House Value	\$354,745	\$310,455	\$315,506

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

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