

FLEX SPACE FOR LEASE

3440 CHANDLER CREEK RD

Virginia Beach, VA 23453



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

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EXECUTIVE SUMMARY

3440 CHANDLER CREEK RD
Virginia Beach, VA 23453



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Building Photo | Front



Building Photo | Rear

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	18,453 SF
Lot Size:	1.01 AC
Available SF:	4,803 SF
Year Built:	2005
Zoning:	I1 (Light Industrial)

PROPERTY OVERVIEW

Located in the highly accessible Rosemont Commerce Park, this 4,803 SF flex space offers an ideal opportunity for a wide range of commercial users. Formerly occupied by a fitness operator, the space features an open, versatile layout with conditioned warehouse area, high ceilings, and excellent flexibility for light industrial, service-based, or specialty retail uses.

SPACE	LEASE RATE	SPACE SIZE	SPACE HIGHLIGHTS
Suite 104	\$12.50/SF, NNN	4,803 SF	<ul style="list-style-type: none">• 4,803 SF conditioned flex space with open, versatile layout• Former gym – clean, functional, and easily adaptable for multiple uses• Fully conditioned warehouse 1st and 2nd floor• Ample on-site and street parking within a well-maintained commerce park• Prime Virginia Beach location minutes from I-264 and London Bridge Road with excellent regional connectivity

SUITE 104 | BEFORE & AFTER

3440 CHANDLER CREEK RD

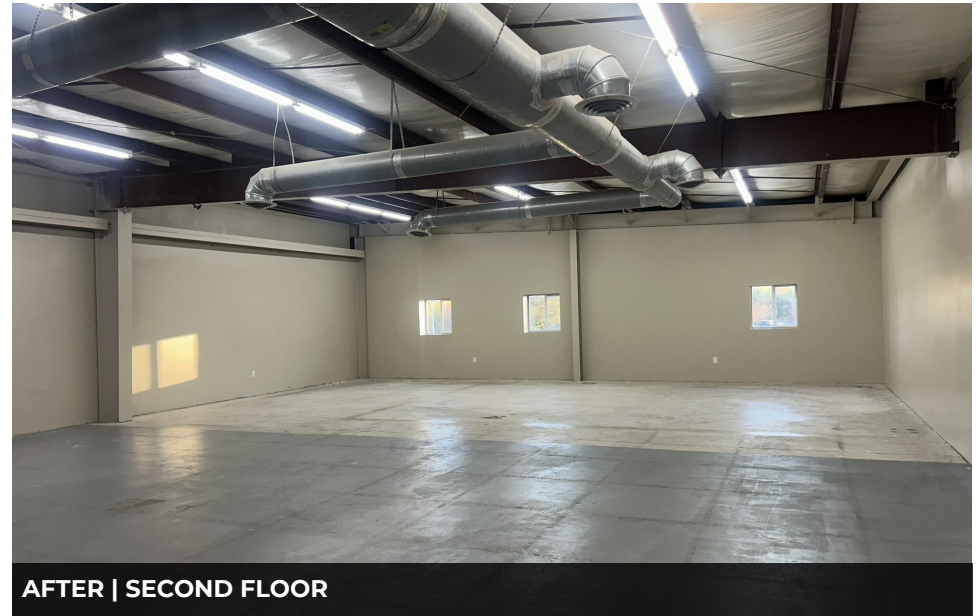
Virginia Beach, VA 23453



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AFTER | FIRST FLOOR



AFTER | SECOND FLOOR



BEFORE

SITE PLAN

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It turns out, you don't have any Site Plans Published!

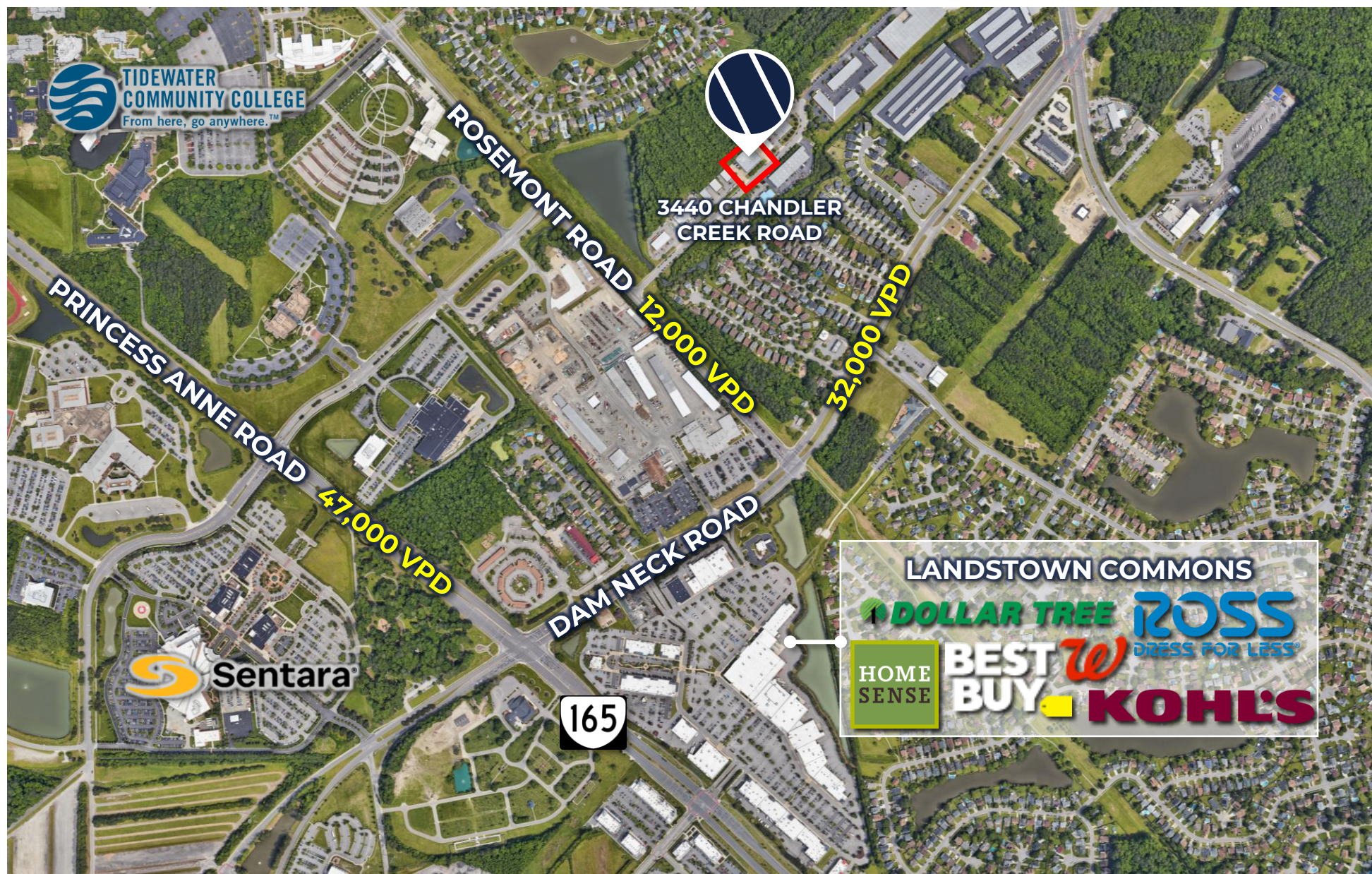
(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

LOCATION MAP

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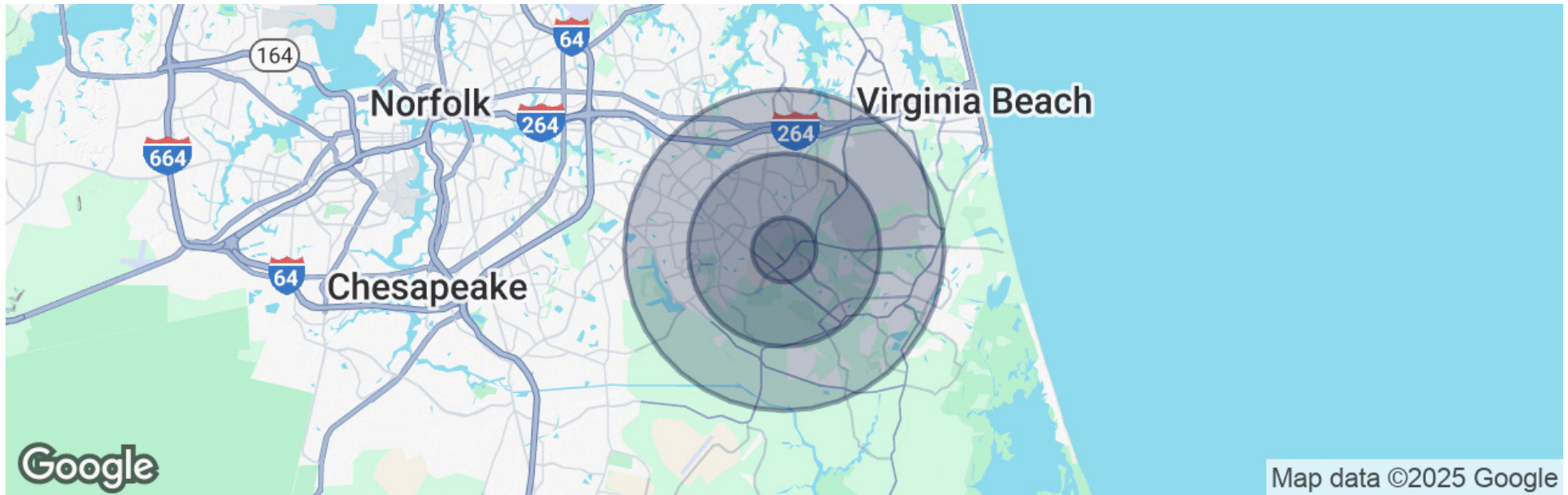


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,889	93,781	216,719
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,899	33,395	80,715
# Of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$117,963	\$109,584	\$111,724
Average House Value	\$370,732	\$350,236	\$371,609

Demographics data derived from AlphaMap

CONTACT INFORMATION

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