

LAND FOR GROUND LEASE

3600 VIRGINIA BEACH BOULEVARD

VIRGINIA BEACH, VA 23452



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime retail leasing opportunity at 3600 Virginia Beach Boulevard, Virginia Beach, VA, 23452. Boasting an enviable 51,674 VPD traffic count and B2 zoning, this property offers approximately 355 feet of frontage on Virginia Beach Blvd. With direct access to Interstate 64 via Rosemont Road, it sits just 2 miles east of The Town Center of Virginia Beach, making it an ideal location to attract a steady stream of customers. Don't miss the chance to secure a prominent spot in this high-visibility area.

PROPERTY HIGHLIGHTS

- Traffic count: 51,674 VPD
- Zoned B2
- Approximately 355 feet of frontage on Virginia Beach Blvd.
- Direct access to Interstate 64 via Rosemont Road
- 2 miles east of The Town Center of Virginia Beach

OFFERING SUMMARY

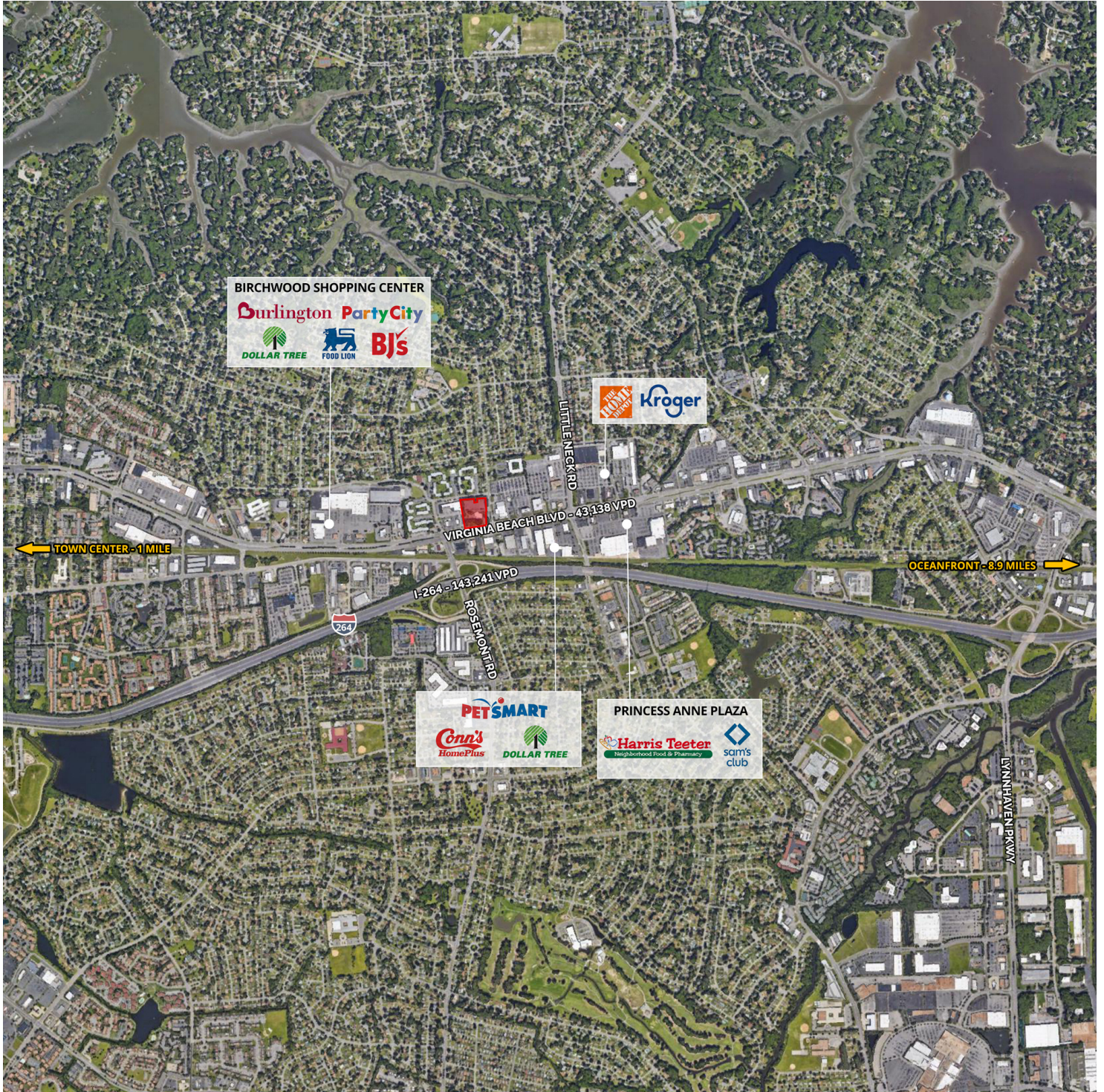
Lease Rate: Negotiable
Lot Size: 3.95 Acres

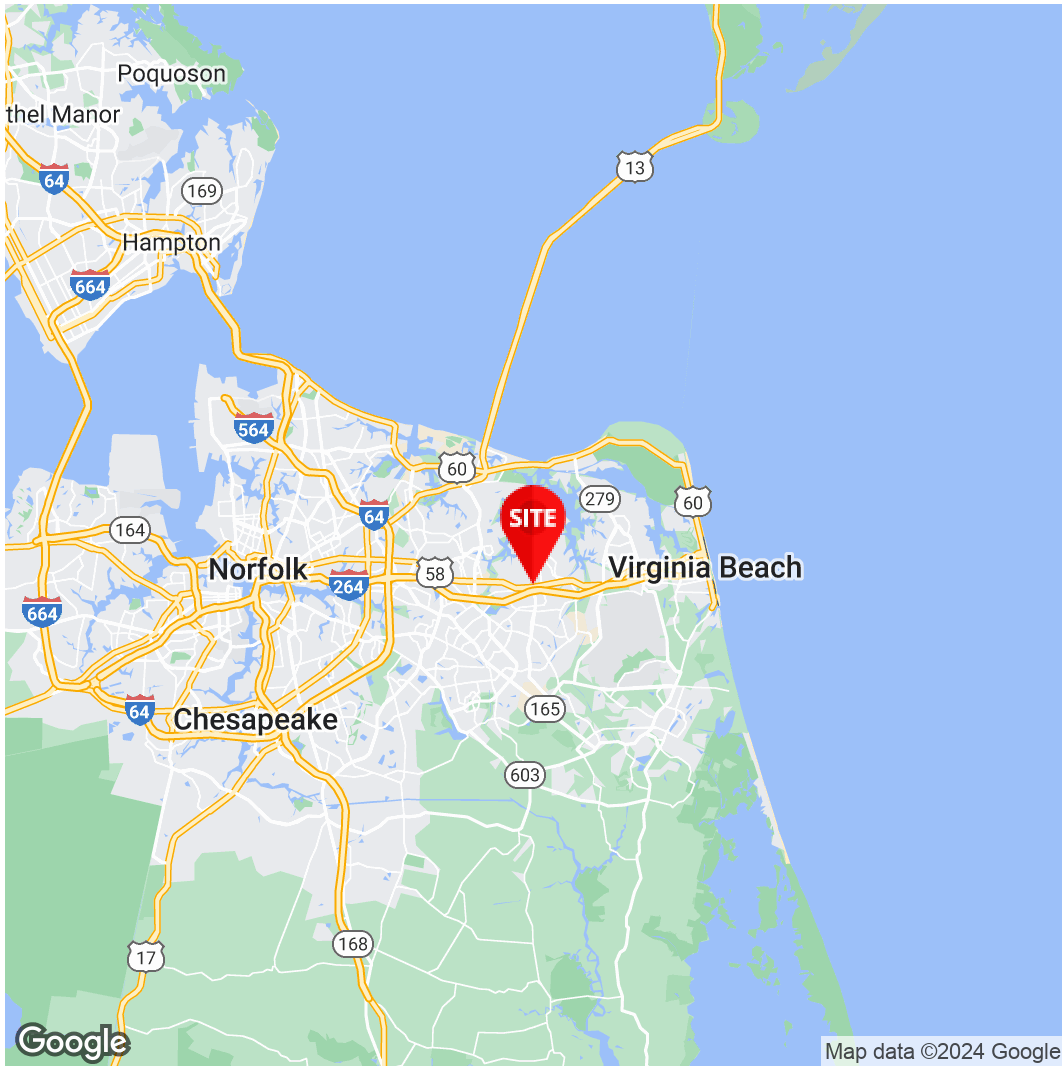
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,424	44,512	109,201
Total Population	14,192	106,551	261,400
Average HH Income	\$81,109	\$87,065	\$90,720

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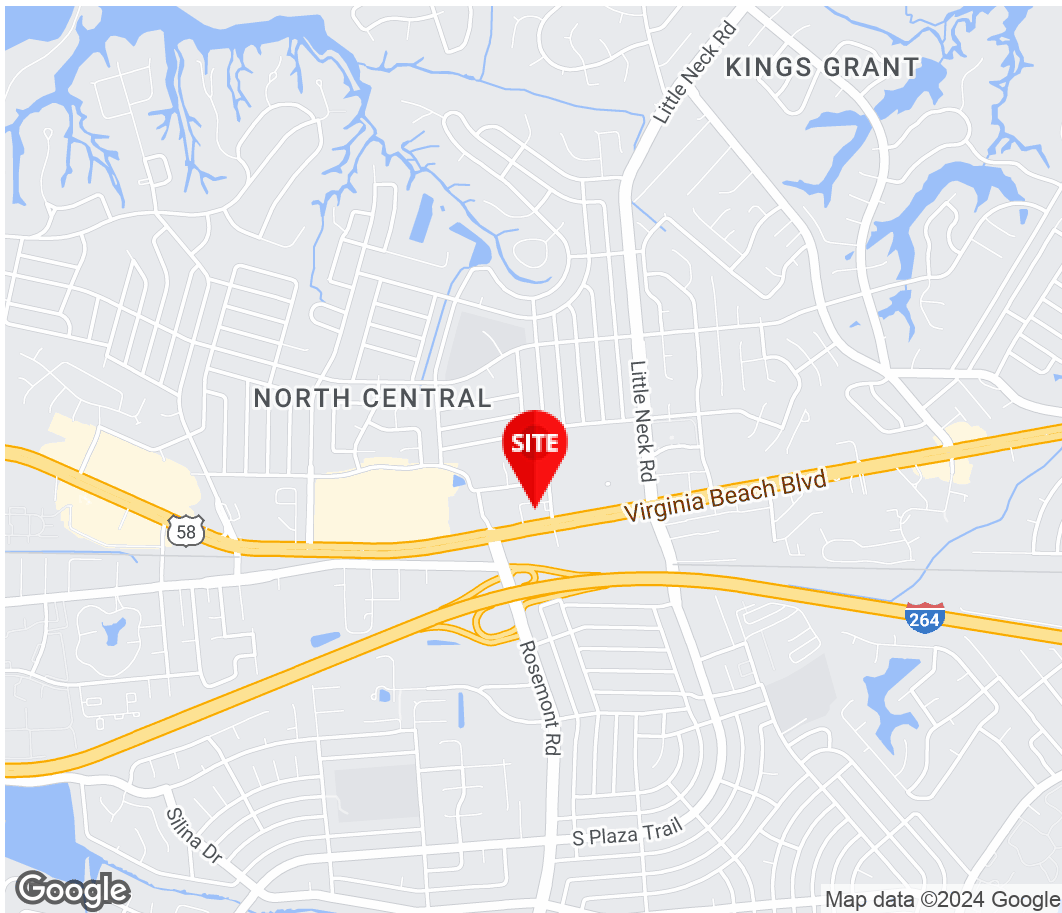
VIRGINIA BEACH, VA 23452

LOCAL MARKET





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