



±3,000 SF AVAILABLE

INDUSTRIAL FLEX FOR LEASE

596 CENTRAL DRIVE, UNIT 104

Virginia Beach, VA, 23454



THALHIMER

SPECIFICATIONS



PROPERTY FEATURES

Total SF: 3,000 SF

Construction: Masonry

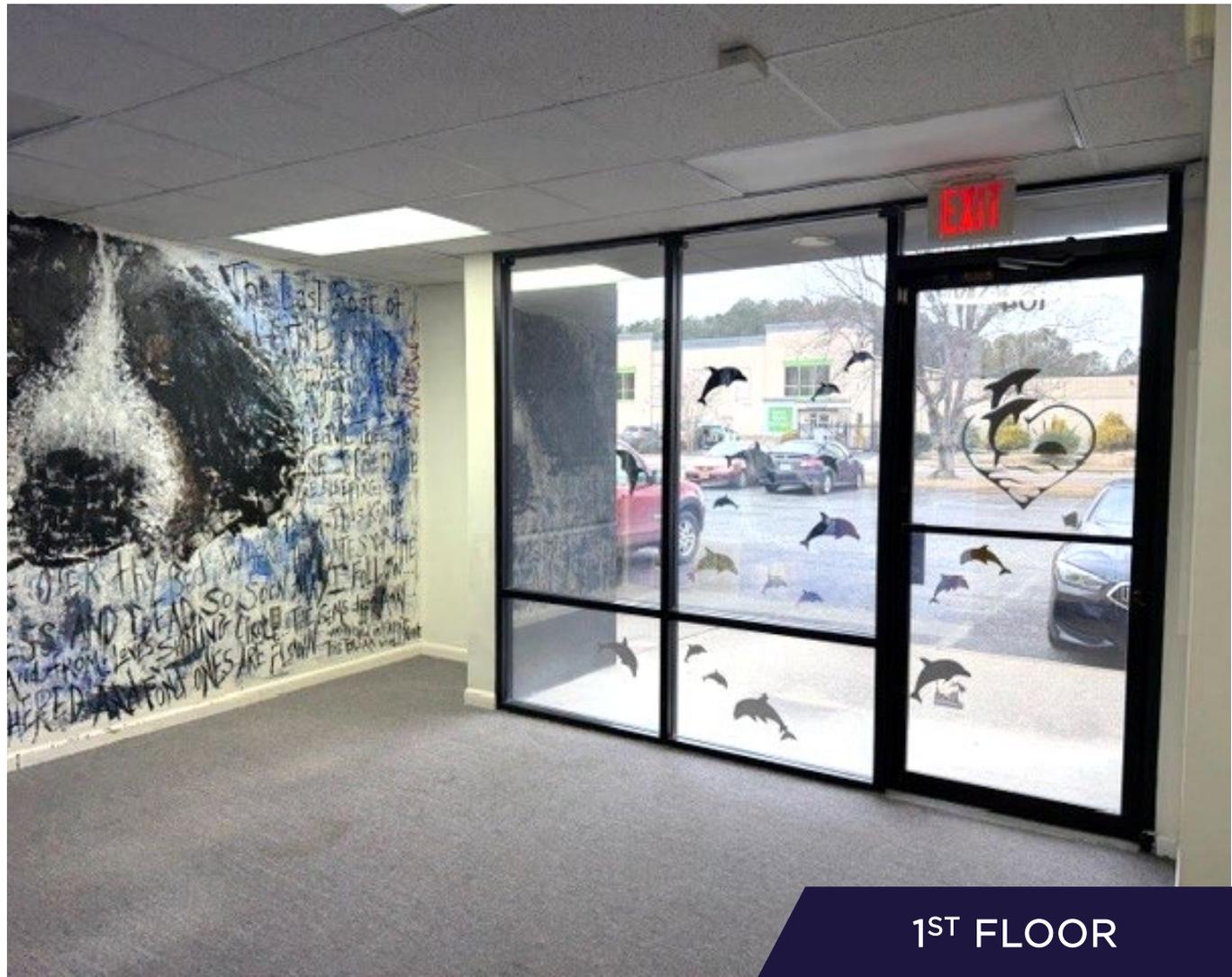
Zoning: I-1, Light Industrial

Unit 104:

- 1st Floor
 - Reception area, private office, production area
 - One (1) bathroom
- 2nd Floor
 - Two (2) large private offices
 - One (1) large conference room with kitchenette
 - One (1) bathroom

Lease Rate: \$3,000 / monthly, modified gross

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,973	64,509	223,739
Households	3,353	28,746	96,202
Avg. Household Income	\$85,731	\$80,939	\$78,174
Median Home Value	\$173,388	\$186,836	\$175,342

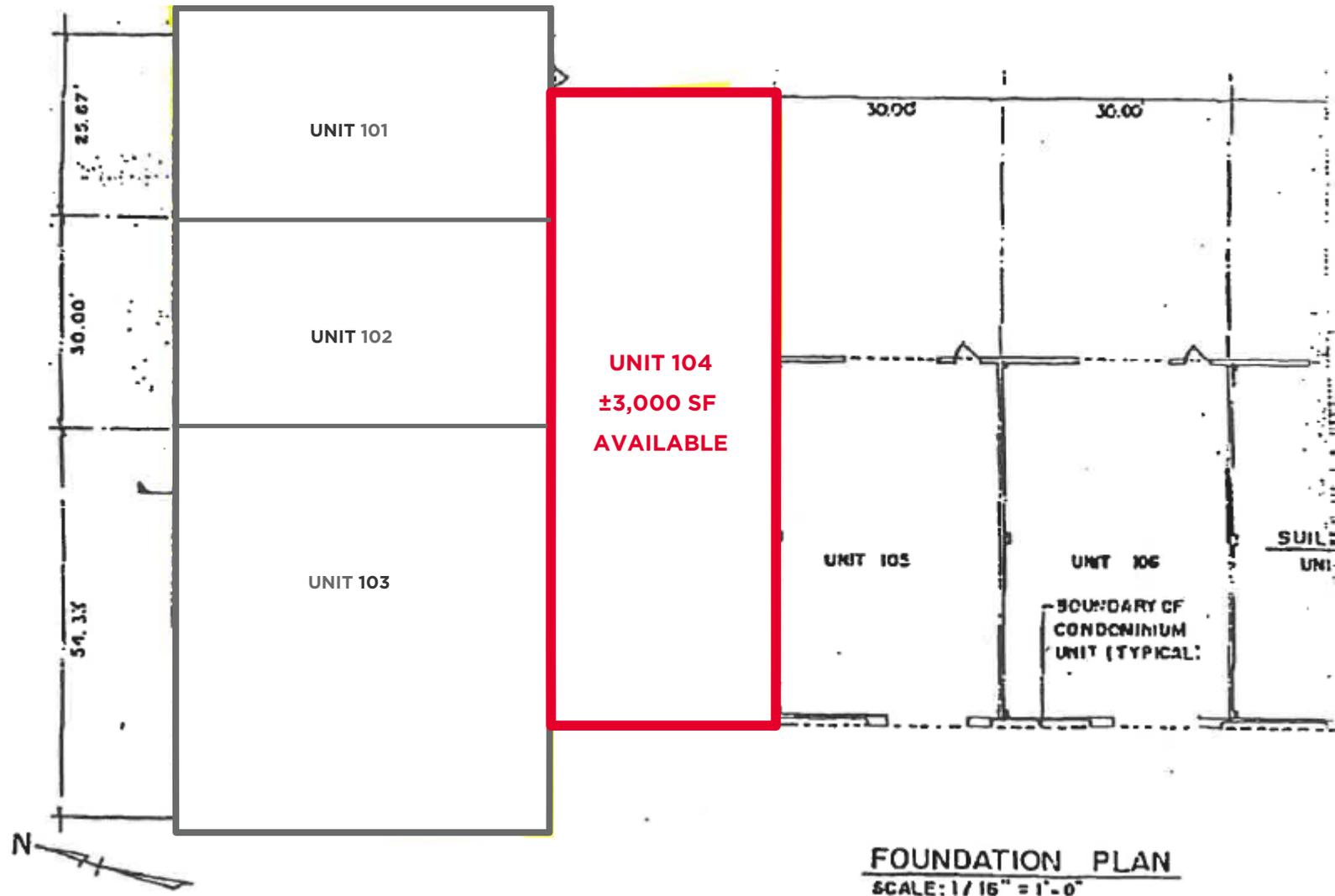


1ST FLOOR



2ND FLOOR

FOUNDATION PLAN





THALHIMER

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