

RETAIL PROPERTY FOR LEASE

5201 VIRGINIA BEACH BLVD

VIRGINIA BEACH, VA 23462

AMANDA MAUPIN

Sales & Leasing Associate
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CREOTERIC
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Prime retail space available in a high-traffic corridor. Previously a veterinary clinic, the property features excellent visibility, ample parking, and a versatile floor plan suitable for retail, medical, wellness, or professional service users.

PROPERTY HIGHLIGHTS

- Excellent storefront visibility and signage opportunities
- Sublease available through January 31, 2029
- Ample parking for customers and employees
- High-traffic commercial corridor with strong surrounding demographics
- Established retail trade area with neighboring national and local retailers
- Convenient access to I-264 and Virginia Beach Town Center

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	6,070 SF
Lot Size:	0.88 Acres
Building Size:	12,171 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,155	46,269	116,929
Total Population	12,892	113,332	294,703
Average HH Income	\$77,452	\$95,535	\$101,071

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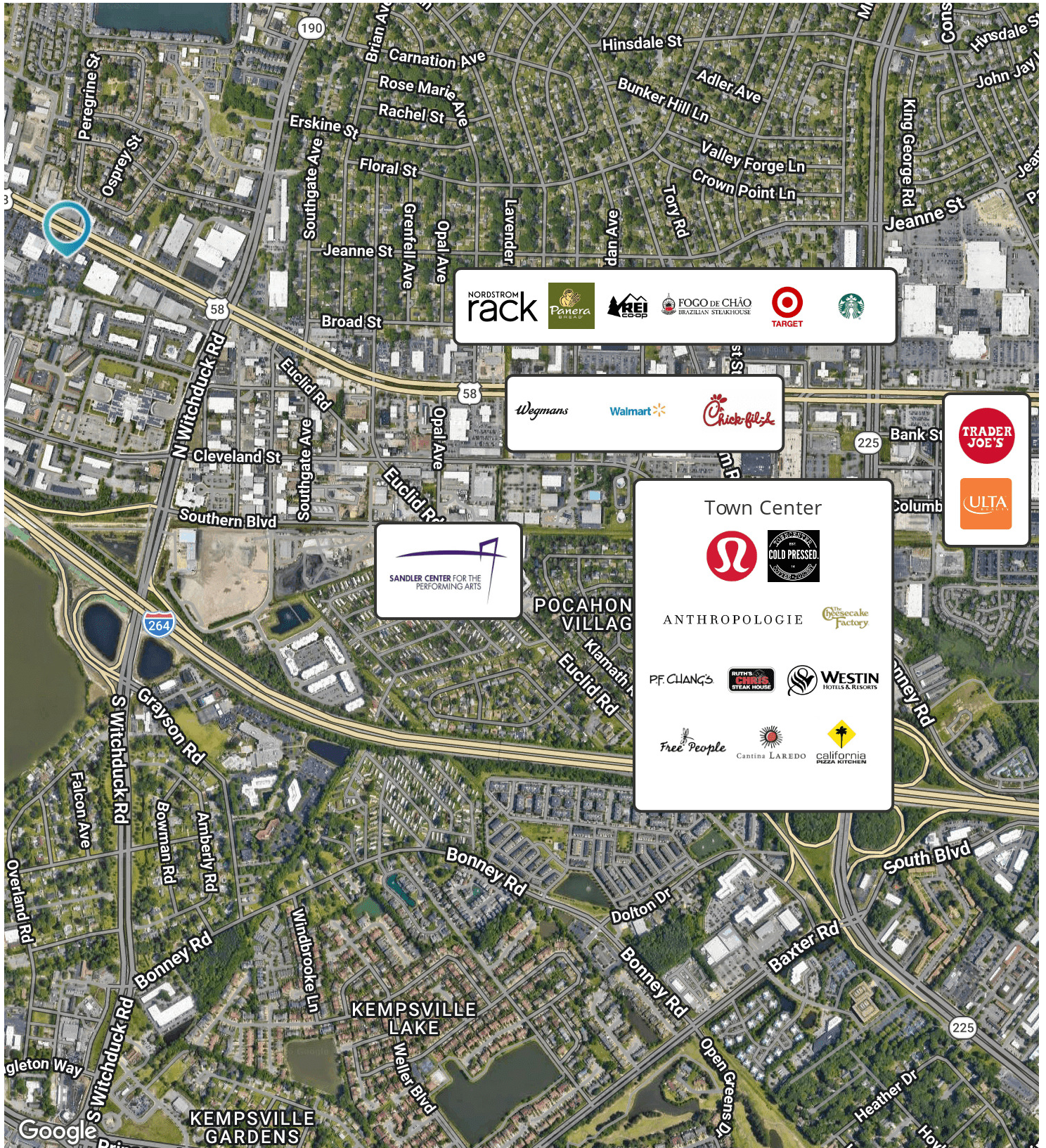
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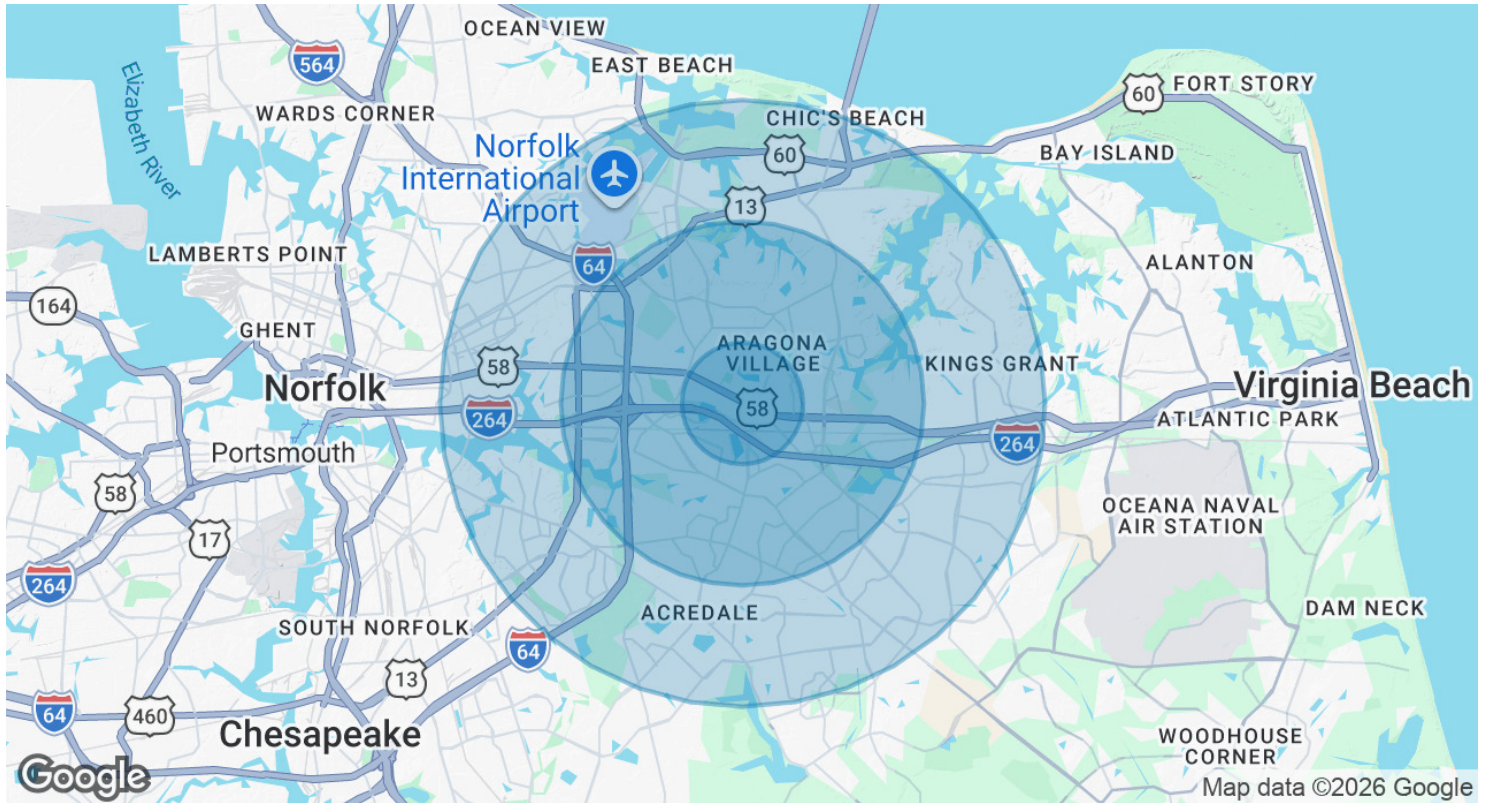
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,892	113,332	294,703
Average Age	33.1	37.9	37.9
Average Age (Male)	32.2	37.3	36.9
Average Age (Female)	35.6	39.0	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,155	46,269	116,929
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$77,452	\$95,535	\$101,071
Average House Value	\$264,625	\$328,233	\$341,313

2023 American Community Survey (ACS)

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