

FOR LEASE

SENTARA PRINCESS ANNE | MEDICAL TIMESHARE SUITE
1975 Glenn Mitchell Drive | Virginia Beach, VA 23456



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | Half and Full Day Timeshare Rates Available |
| Building Size: | 70,000 SF |
| Available SF: | 1,668 SF |

PROPERTY HIGHLIGHTS

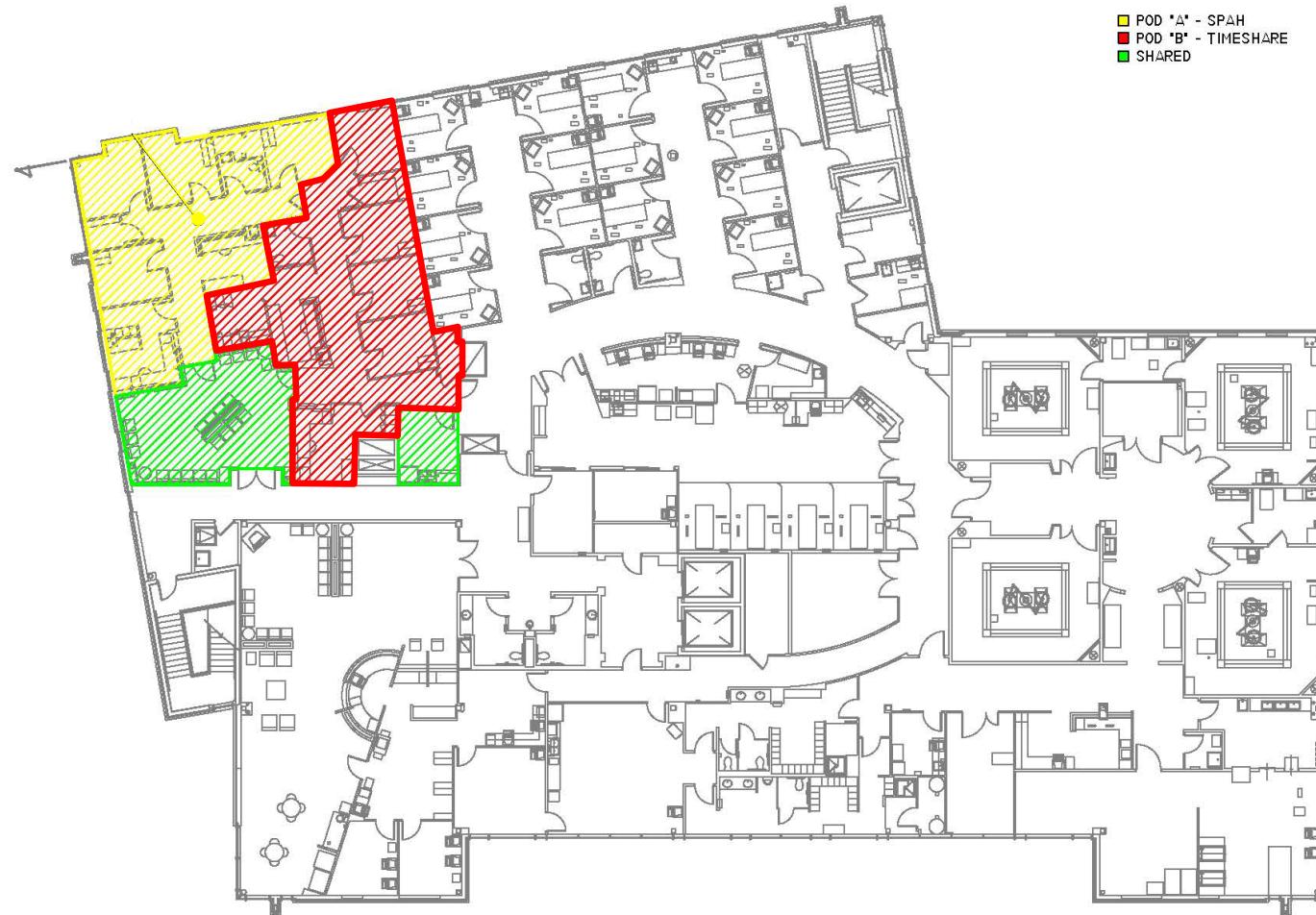
- 1,668 USF (Suite 302) fully-furnished medical timeshare suite available for lease.
- Three-story contemporary medical office building situated on the campus of Sentara Princess Anne Hospital.
- Located in the Princess Anne Corridor, this medical campus serves Southern Virginia Beach, as well as neighboring Chesapeake and North Eastern North Carolina communities.
- Full service lease includes janitorial, excluding infectious/regulated medical waste.

THIRD FLOOR PLAN

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**PRINCESS ANNE HEALTH CAMPUS - 1975 MOB
1975 GLENN MITCHELL DRIVE - THIRD FLOOR
VIRGINIA BEACH, VA 23456**



SENTARA HEALTHCARE - WORKING DESIGN (757) 252-3131 07/31/14

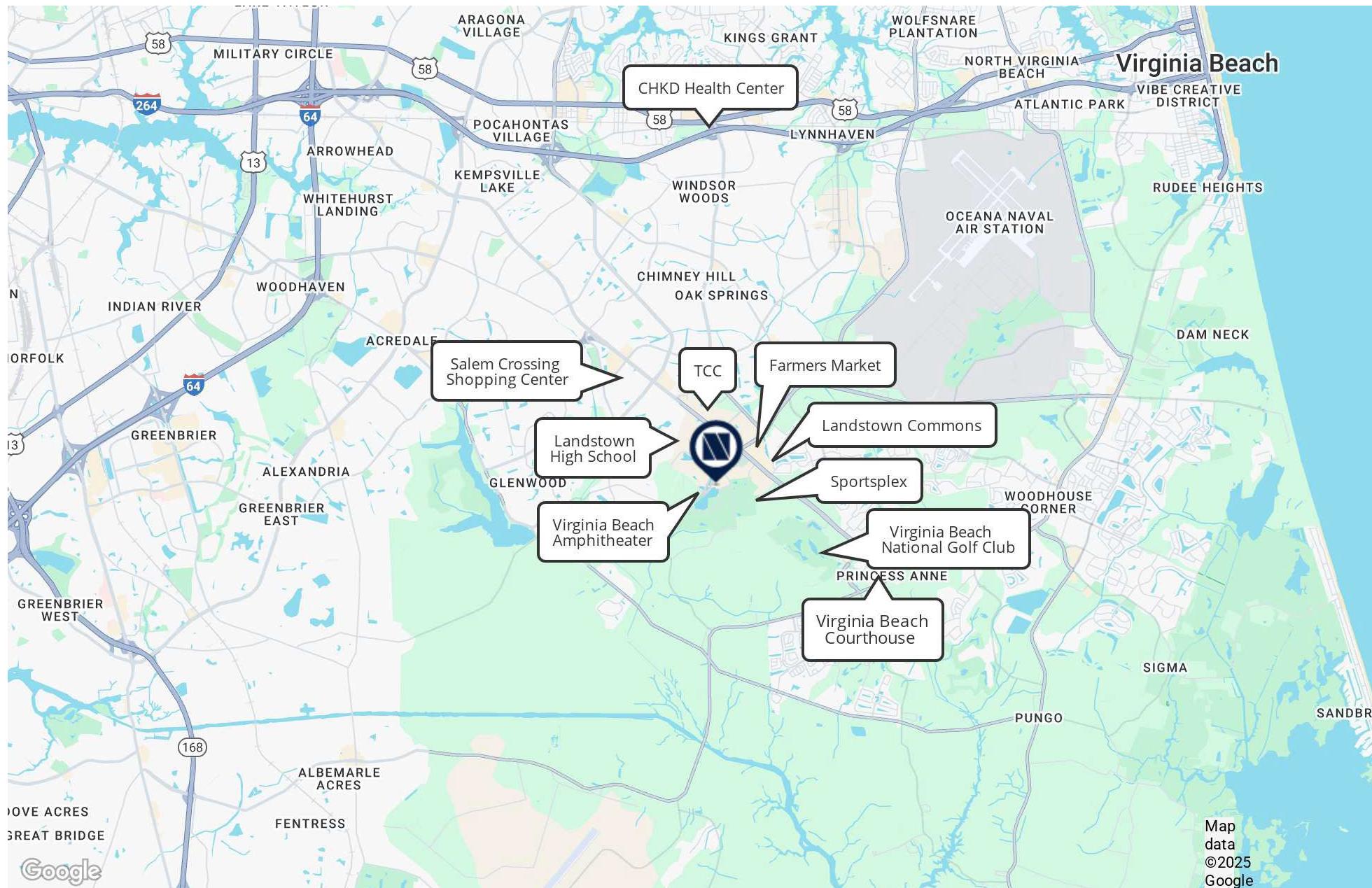
PRINCESS ANNE SUBMARKET

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DEMOCRAPHICS MAP & REPORT

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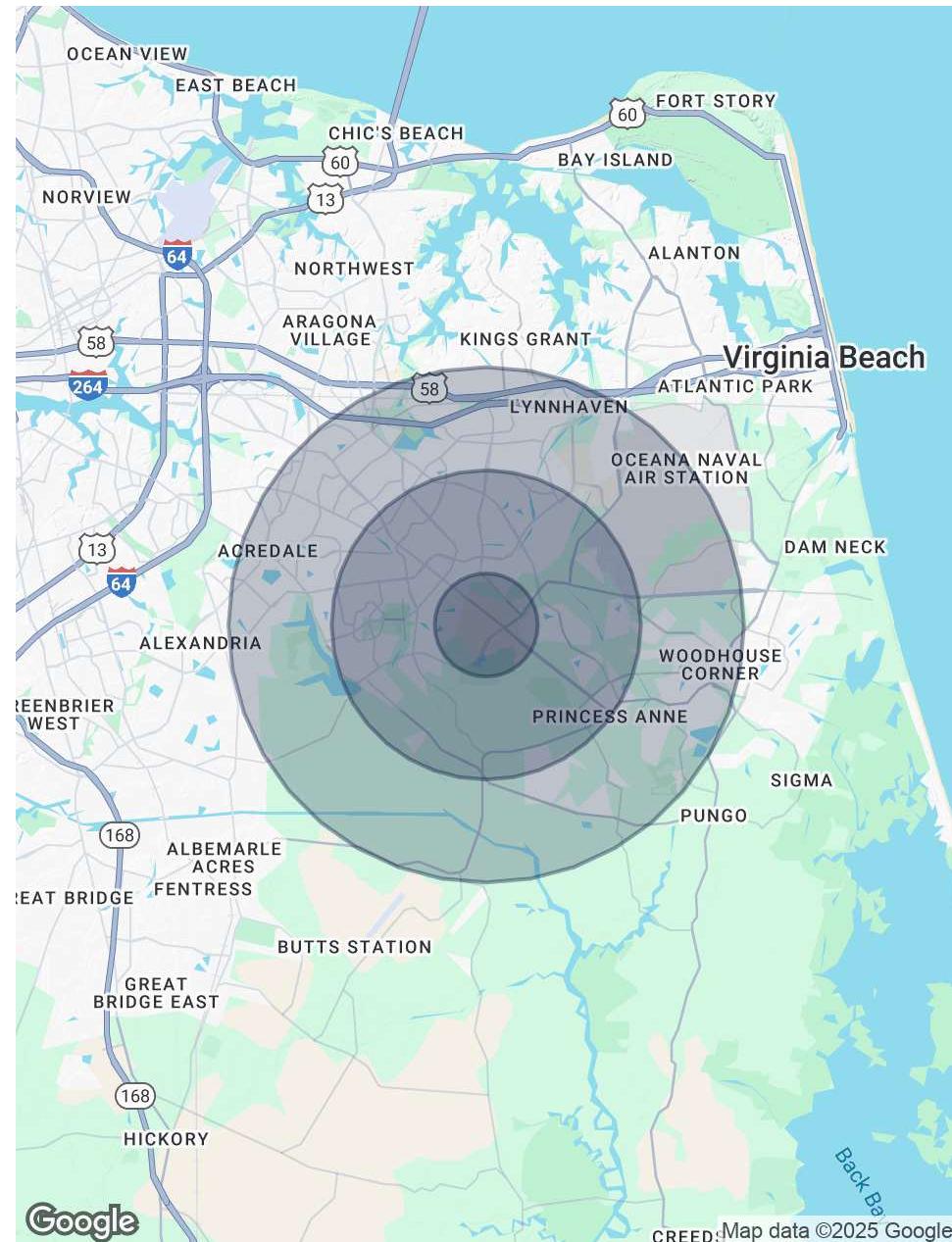


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,354 | 99,855 | 215,230 |
| Average Age | 31.1 | 32.4 | 33.9 |
| Average Age (Male) | 29.3 | 31.4 | 32.7 |
| Average Age (Female) | 33.5 | 33.5 | 35.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,542 | 33,942 | 76,428 |
| # Of Persons Per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$71,220 | \$75,780 | \$75,865 |
| Average House Value | \$272,669 | \$280,580 | \$290,274 |

2020 American Community Survey (ACS)



CONTACT INFORMATION

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