

# FOR LEASE

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



S.L. NUSBAUM  
REALTY CO.



**JOHN M. PROFILET, SIOR**

Senior Vice President

O. 757.640.2278

C. 757.679.3278

[jprofilet@slnusbaum.com](mailto:jprofilet@slnusbaum.com)

**MICHAEL GOOD**

Senior Associate

O. 757.640.2217

C. 757.646.0525

[mgood@slnusbaum.com](mailto:mgood@slnusbaum.com)

SENTARALEASING.COM

# EXECUTIVE SUMMARY

SENTARA PRINCESS ANNE | MEDICAL TIMESHARE SUITE

1975 Glenn Mitchell Drive | Virginia Beach, VA 23456



**S.L. NUSBAUM**  
REALTY CO.



## 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.



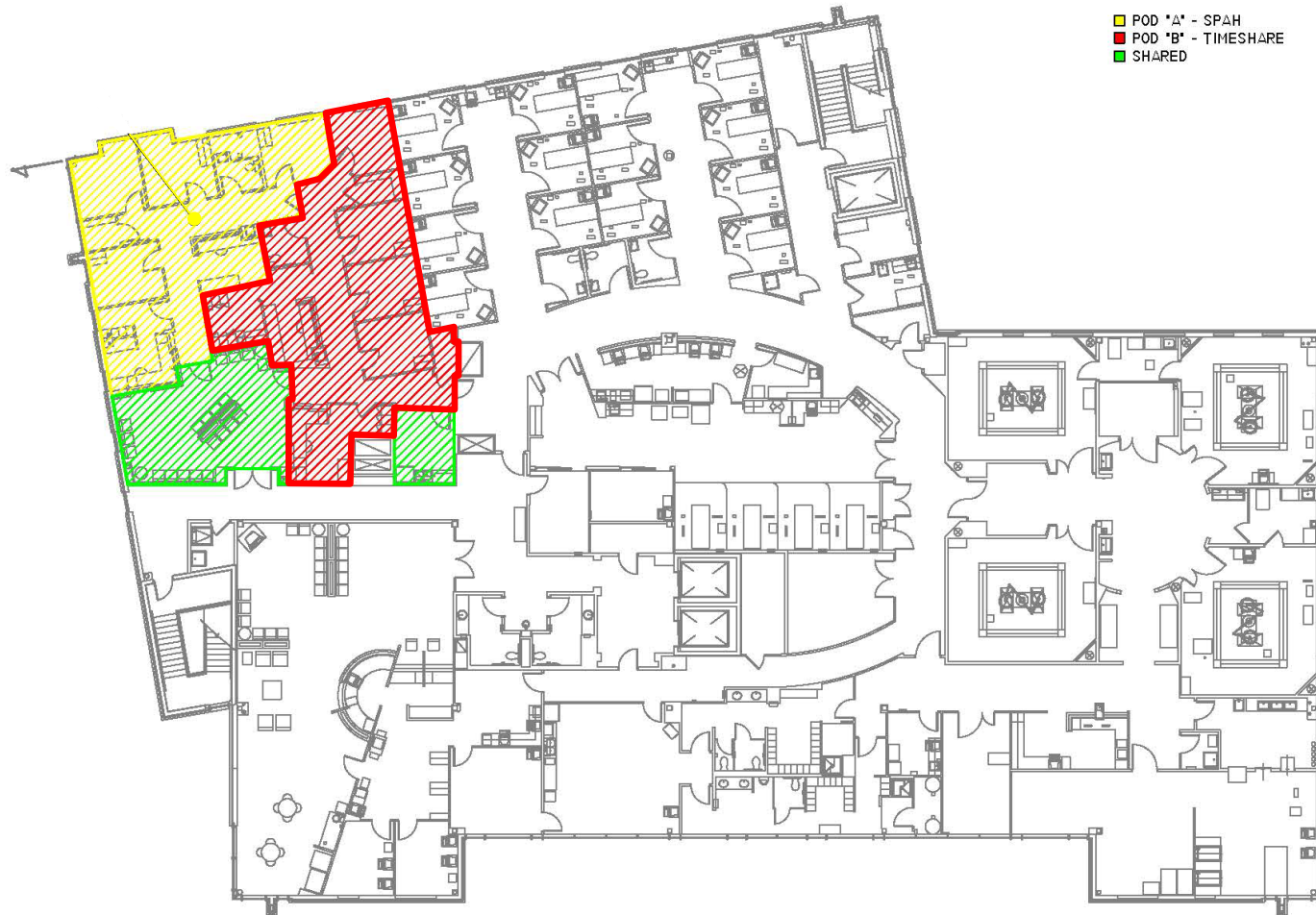
# THIRD FLOOR PLAN

SENTARA PRINCESS ANNE | MEDICAL TIMESHARE SUITE

1975 Glenn Mitchell Drive | Virginia Beach, VA 23456



S.L. NUSBAUM  
REALTY CO.



**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

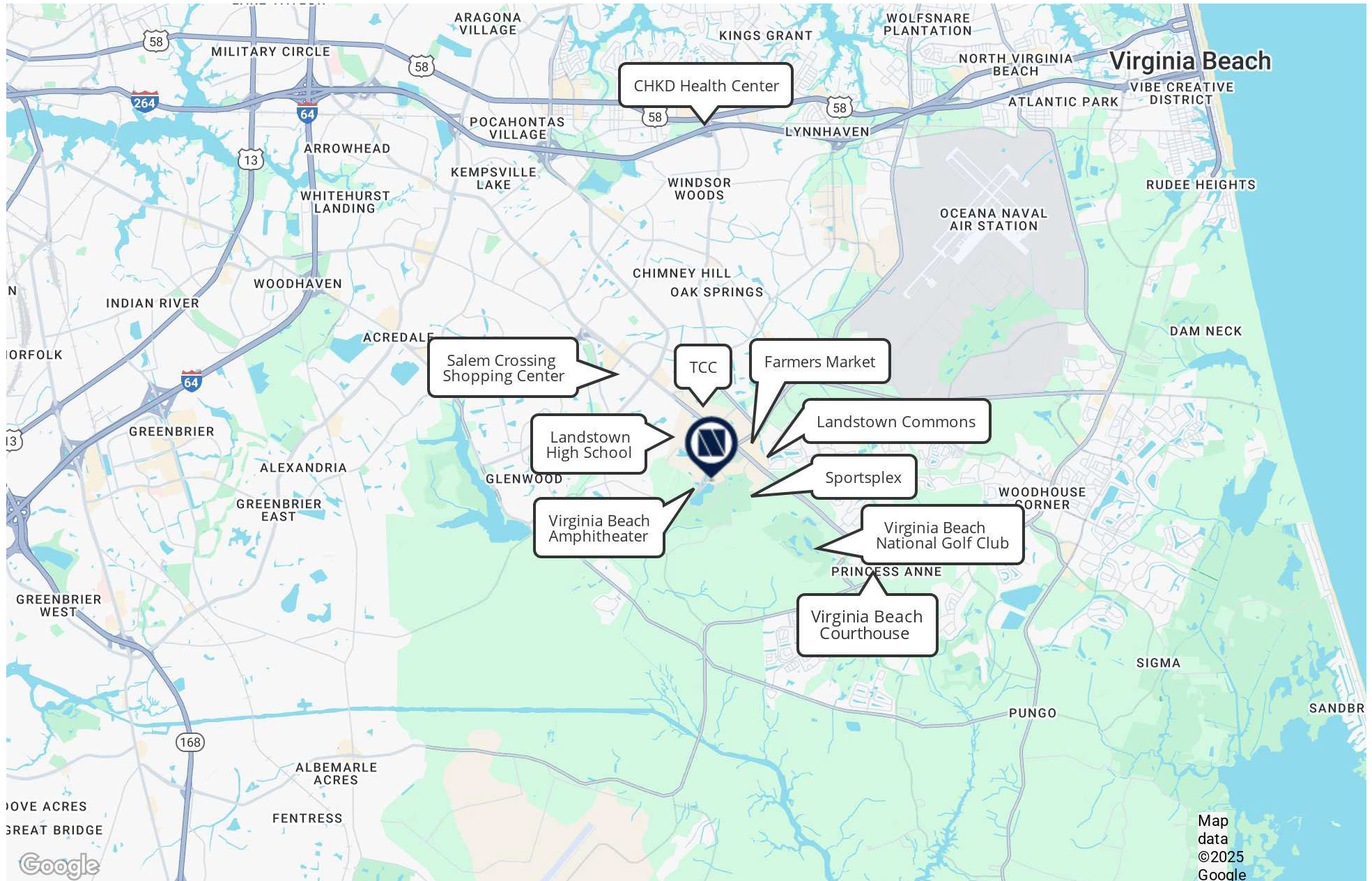
SENTARA PRINCESS ANNE | MEDICAL TIMESHARE SUITE

1975 Glenn Mitchell Drive | Virginia Beach, VA 23456



S.L. NUSBAUM

REALTY CO.





# DEMOGRAPHICS MAP & REPORT

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

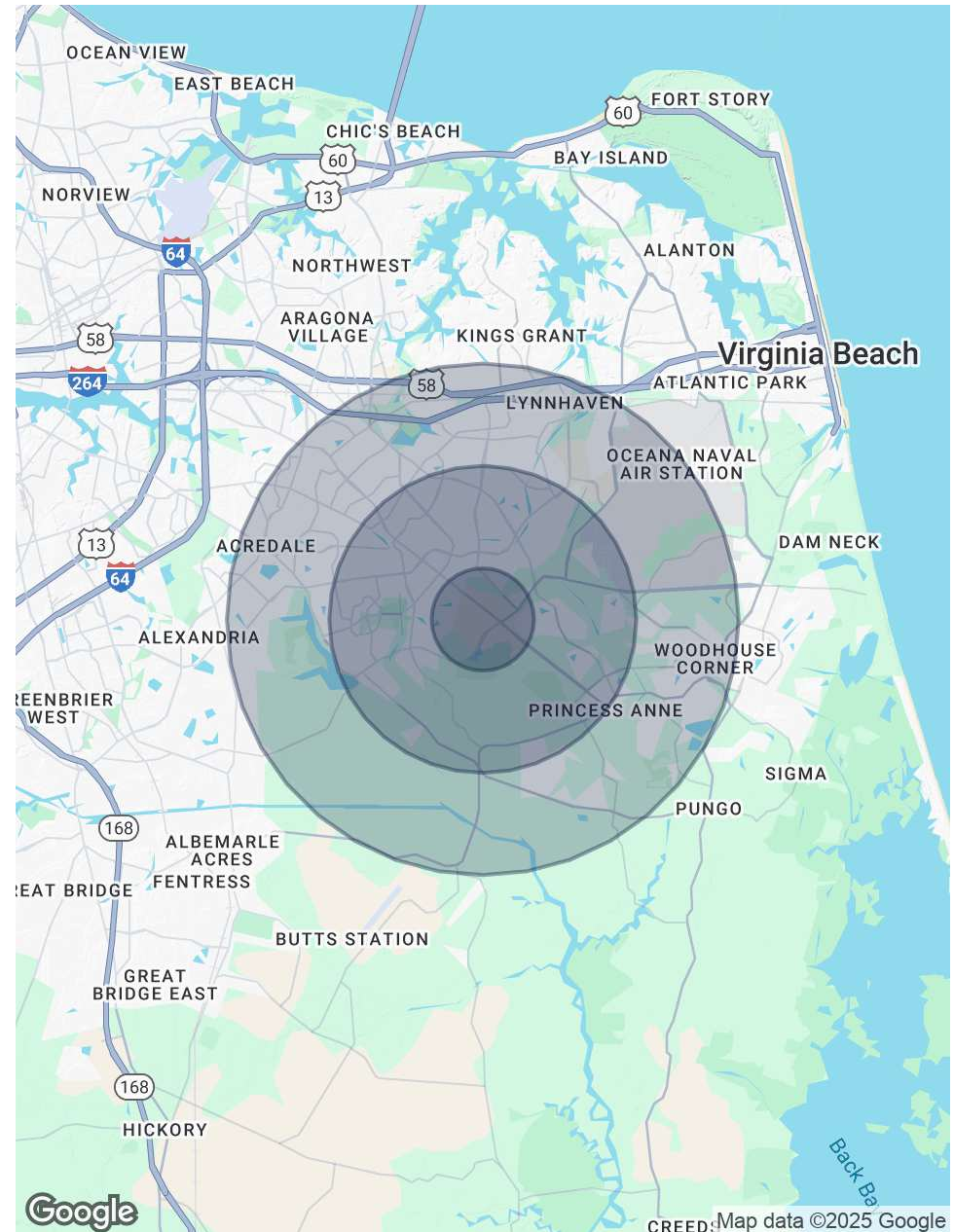


S.L. NUSBAUM  
REALTY CO.

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

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



**S.L. NUSBAUM**

REALTY CO.



**JOHN M. PROFILET, SIOR**

Senior Vice President

C. 757.679.3278

O. 757.640.2278

jprofilet@slnusbaum.com

**MICHAEL GOOD**

Senior Associate

C. 757.646.0525

O. 757.640.2217

mgood@slnusbaum.com

## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

**CLICK HERE TO LEARN MORE**

## **DISCLAIMER:**

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.