

FOR LEASE

FREESTANDING RESTAURANT WITH DRIVE-THRU

1066 Independence Blvd, Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



MATT NUSBAUM

Owner/Agent

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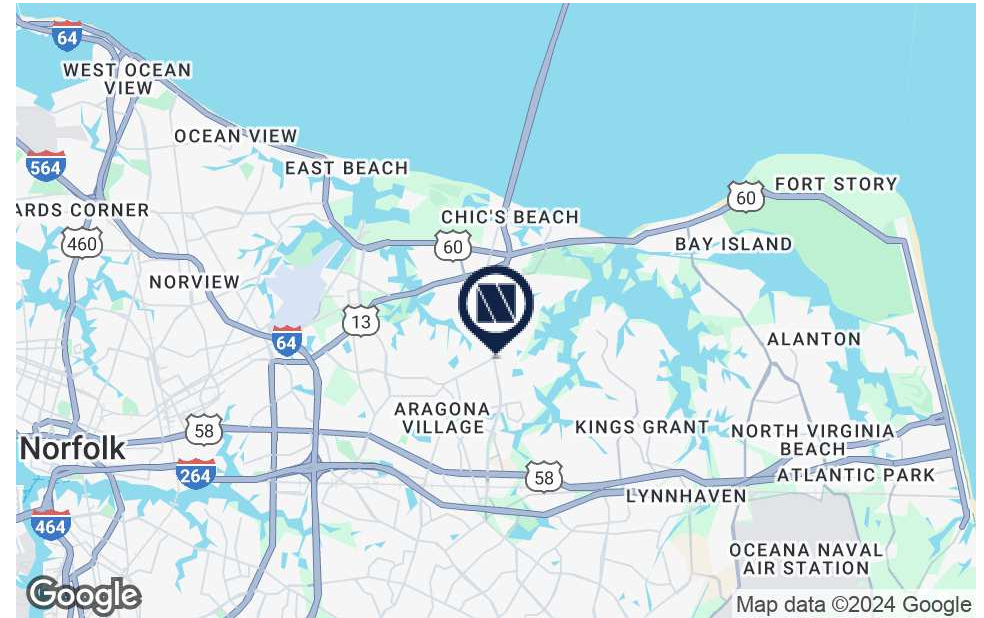
PROUD PARTNER
XTEAM
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PROPERTY SUMMARY

1066 INDEPENDENCE BLVD
Virginia Beach, VA 23455



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OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	2,930 SF
Lot Size:	1.64 Acres
Year Built:	2013
Zoning:	B2
Traffic Count:	46,851

PROPERTY OVERVIEW

Former Wendy's located on highly travelled Independence Boulevard.

PROPERTY HIGHLIGHTS

- 2,930 SF freestanding restaurant with drive-thru.
- Well located outparcel to Lidl with corner access on highly-travelled Independence Boulevard.
- Close proximity to Sentara Independence, Little Creek-Fort Story JEB and Town Center with quick access to I-264.

LOCATION MAP

1066 INDEPENDENCE BLVD
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Google

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ADDITIONAL PHOTOS

1066 INDEPENDENCE BLVD

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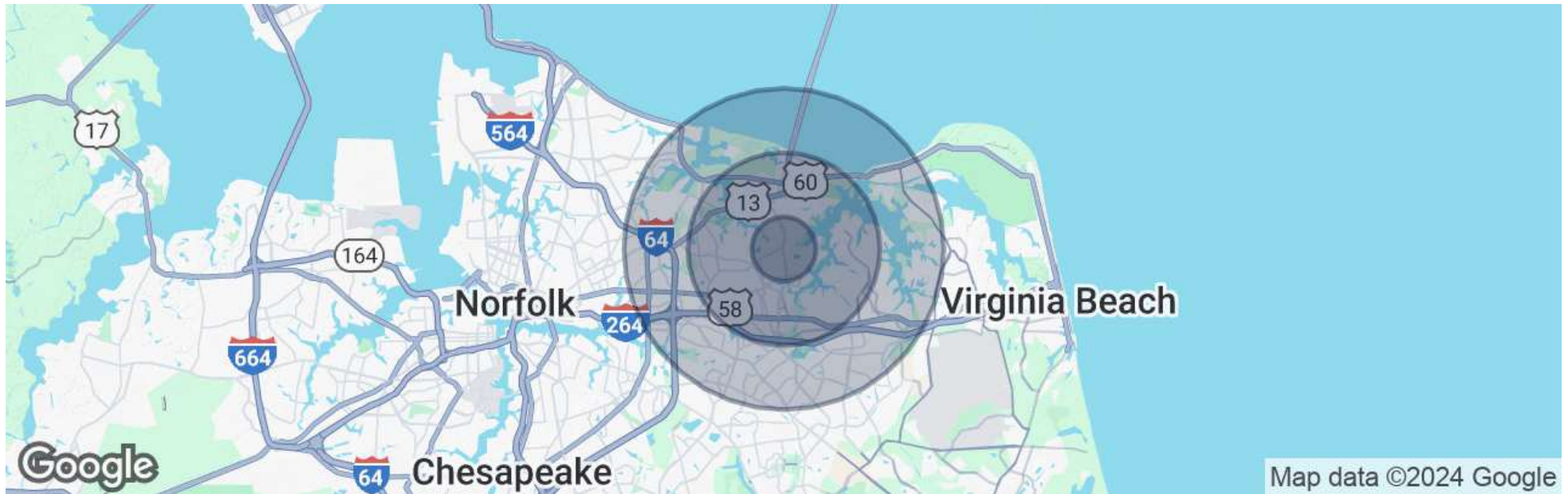


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,938	101,494	209,613
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,508	41,528	85,524
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$118,063	\$105,003	\$105,017
Average House Value	\$483,145	\$417,882	\$408,792

Demographics data derived from AlphaMap

CONTACT INFORMATION

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