

OFFICE BUILDING FOR SALE OR LEASE

REDEVELOPMENT OPPORTUNITY

3795 BONNEY RD, VIRGINIA BEACH, VA 23452



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:

John Katsias

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VIRGINIA BEACH, VA 23452

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	Negotiable
Total Building Size:	12,242 SF
Office Space:	10,981 SF
Garage Space:	1,261 SF
Lot Size:	35,713 SF (0.8 AC)
Zoning:	B2

PROPERTY HIGHLIGHTS

- Frontage along Bonney Rd. with visibility from Virginia Beach Blvd.
- Minutes from Virginia Beach Town Center
- Quick Access to Interstate 264
- Along future VB Trail shared-use pathway
- Great Redevelopment Opportunity in the emerging Bonney Rd. corridor
- Ground Lease would be considered
- Joint Venture possibility for Qualified Developer / Investor

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,775	49,180	107,757
Total Population:	16,774	123,093	271,337
Average HH Income:	\$89,761	\$98,788	\$107,178



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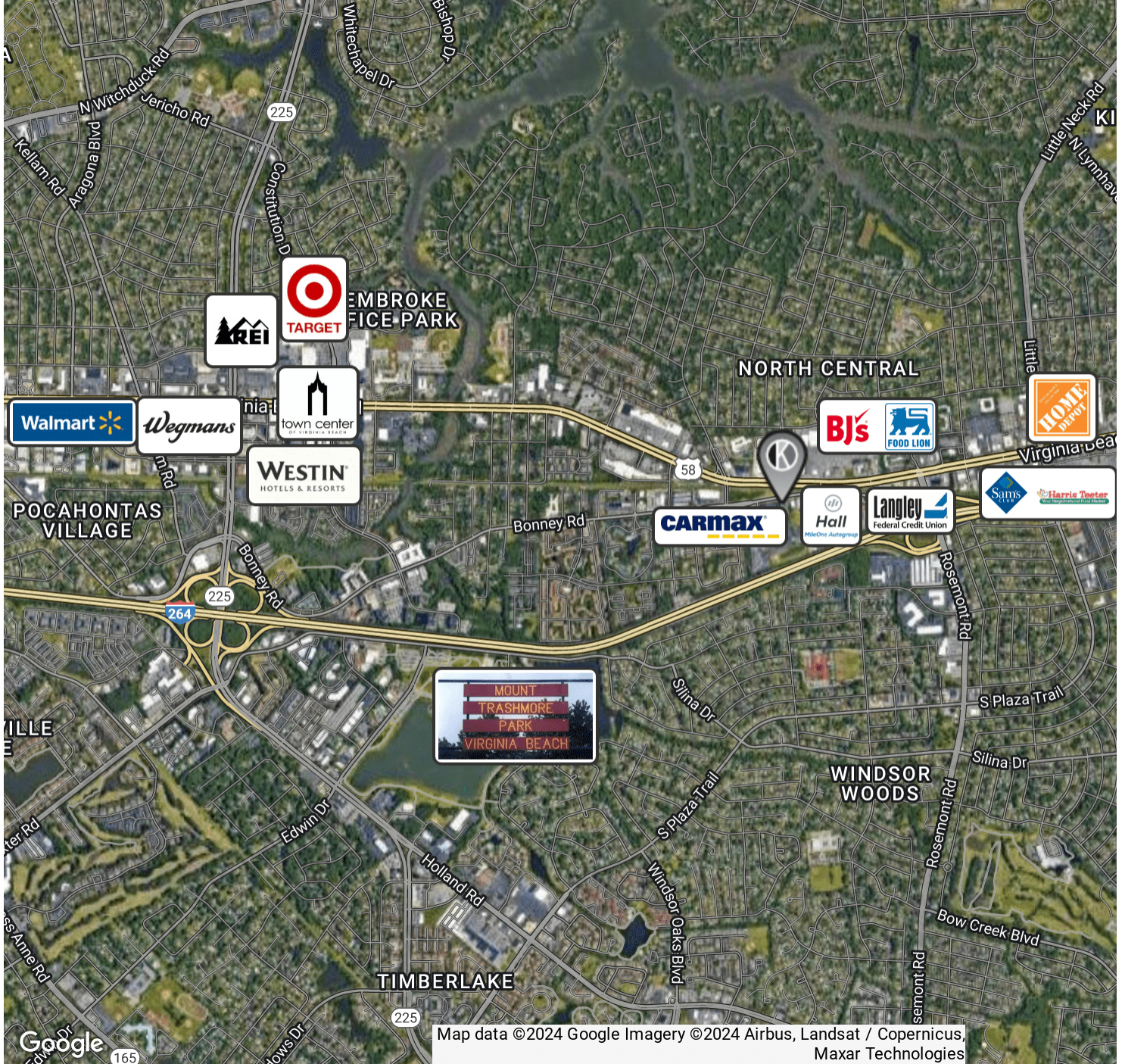
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RETAILER MAP



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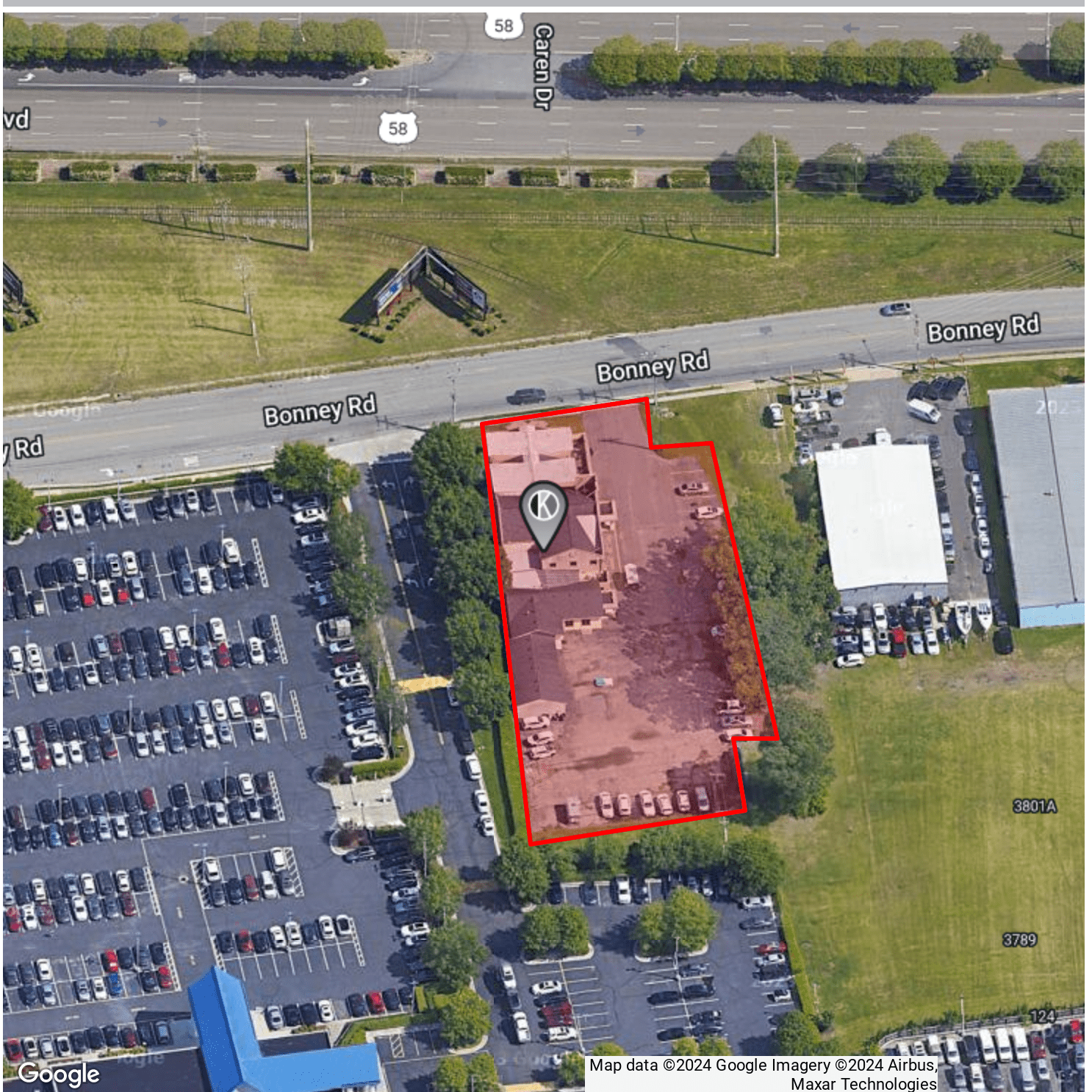
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LOCATION MAP



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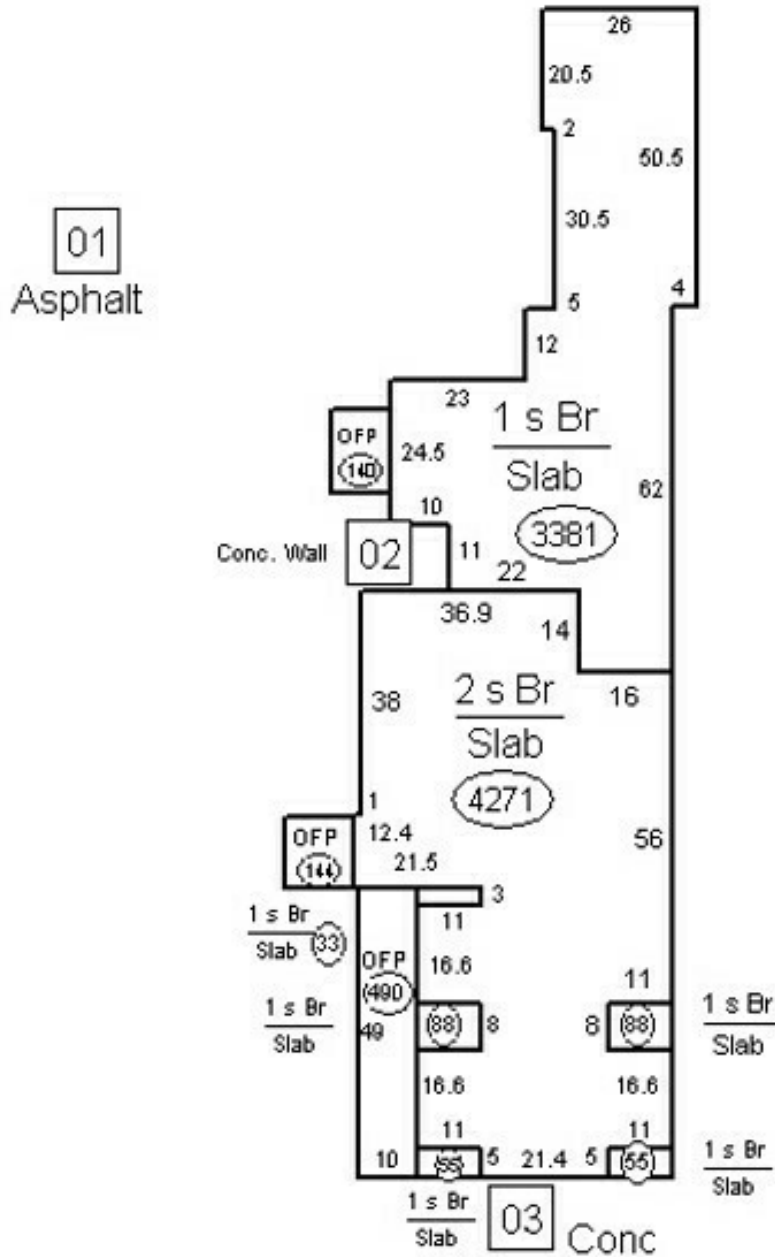
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FLOOR PLAN



3795 Bonney Road
1487-33-5788-0000



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