



S.L. NUSBAUM
REALTY CO.

FOR LEASE

COURTYARD AT PROVIDENCE



5265 PROVIDENCE ROAD
VIRGINIA BEACH, VA 23464

ANTHONY GRECCO
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PROPERTY SUMMARY

5265 PROVIDENCE ROAD
VIRGINIA BEACH, VA 23464



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	15,963 SF
Available SF:	1,920 SF
Submarket:	Kempsville

PROPERTY OVERVIEW

Ideal opportunity to lease an office condominium in the Kempsville submarket of Virginia Beach.

PROPERTY HIGHLIGHTS

- Central location with proximity to I-64
- Ideal for small businesses and entrepreneurs seeking a dynamic and accessible location
- Walkability to local restaurants

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
Suite 402	\$18.00 SF/yr	Modified Gross	960 SF
Suite 505	\$18.00 SF/yr	Modified Gross	960 SF

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S.L. NUSBAUM
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SUITE 505

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PROPERTY LAYOUT

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OFFICE PARK OVERVIEW

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AERIAL MAP

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Map data ©2024 Imagery ©2024 Airbus,
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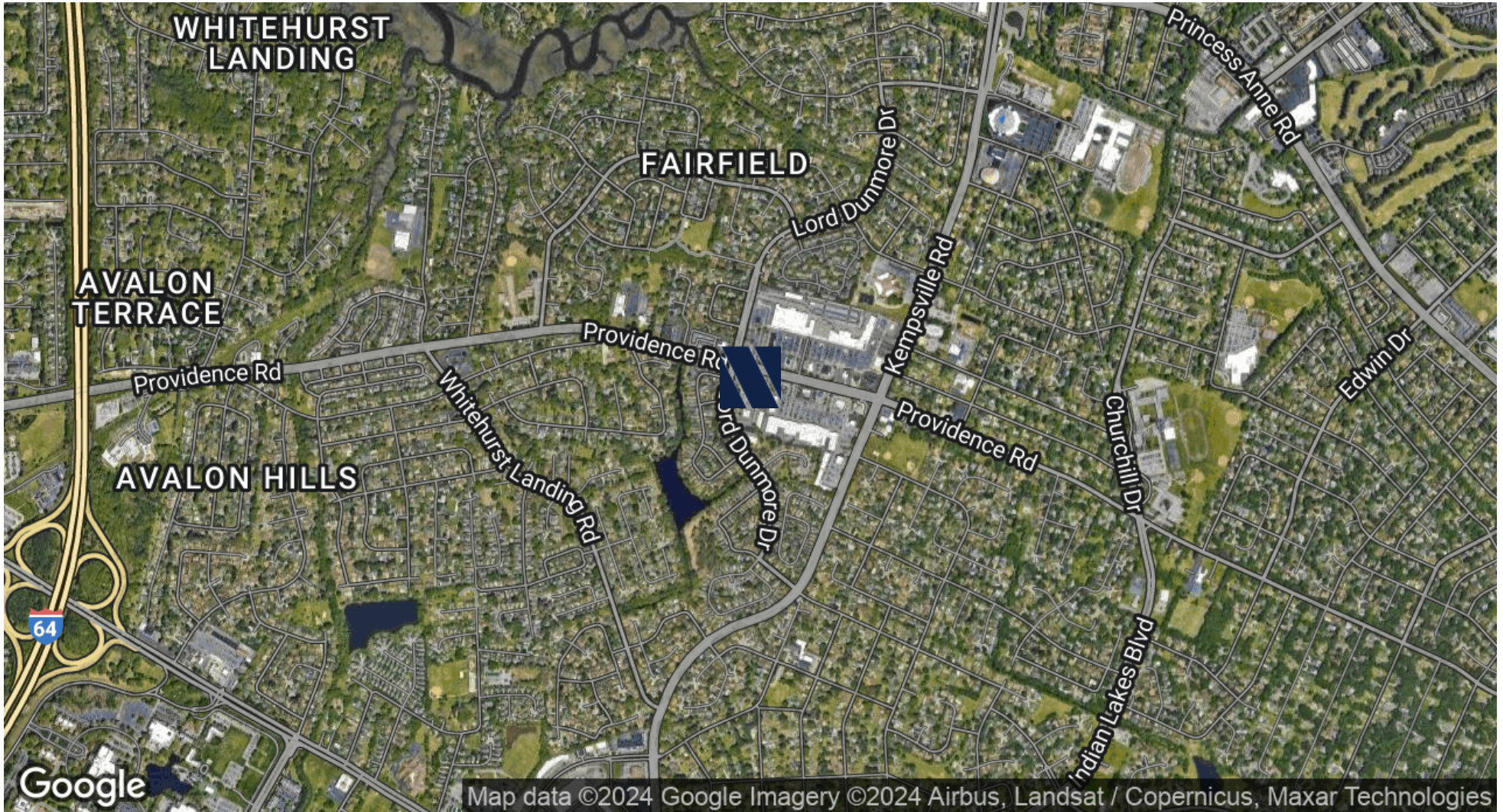
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LOCATION MAP

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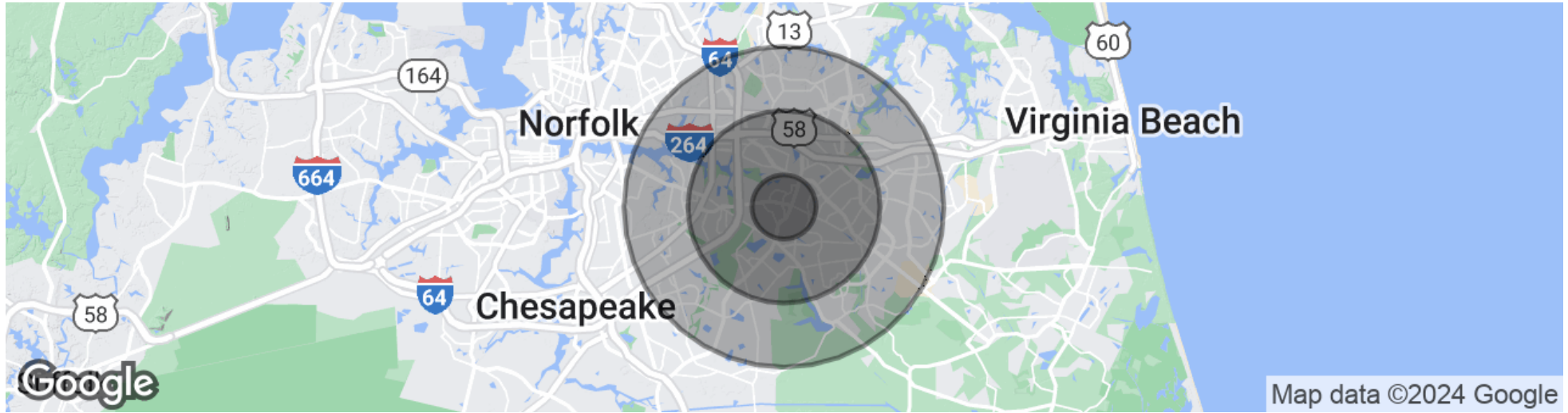
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DEMOGRAPHICS

5265 PROVIDENCE ROAD
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,118	122,824	309,553
Average Age	41.70	37.90	37.20
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,416	46,106	115,857
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$104,077	\$87,727	\$85,439
Average House Value	\$293,916	\$252,303	\$247,608

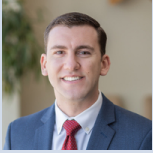
* Demographics derived from 2020 CoStar Data

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CONTACT ME



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