

OFFICE BUILDING FOR SALE OR LEASE

760 INDEPENDENCE BOULEVARD

VIRGINIA BEACH, VA 23455



The **KATSIAS**
COMPANY

Brokerage with vision. Real estate with results.

Presented By:

John Katsias

President

757.490.3585

jk@katsias.com

Haven Spirelis

Vice President

757.748.8448

Haven@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

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EXECUTIVE SUMMARY



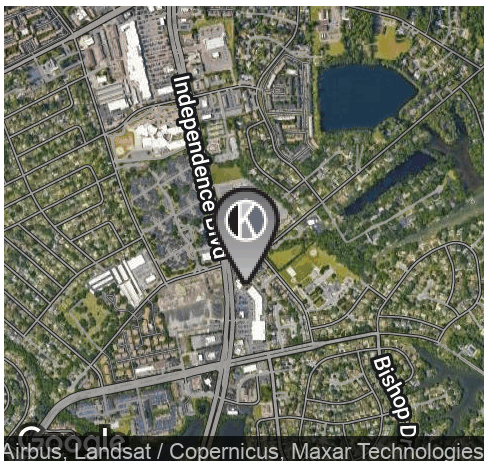
OFFERING SUMMARY

Sale Price: \$1,800,000

Lease Rate: Negotiable

Available SF: Approx. 3,071 SF

Building Size: 5,937 SF (0.353 Ac)



Airbus, Landsat / Copernicus, Maxar Technologies

PROPERTY HIGHLIGHTS

- Currently a Podiatrist office occupying approximately. 3,510 SF
- Located adjacent to Sentara Independence
- Strategically located between Town center & Haygood areas
- Highly visible from Independence Blvd
- Former physical therapy space available
- Prime digital monument signage
- Ample Parking w/ access off Independence & N. Witchduck

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,612	44,380	97,005
Total Population:	11,596	109,479	240,074
Average HH Income:	\$105,039	\$103,376	\$103,648



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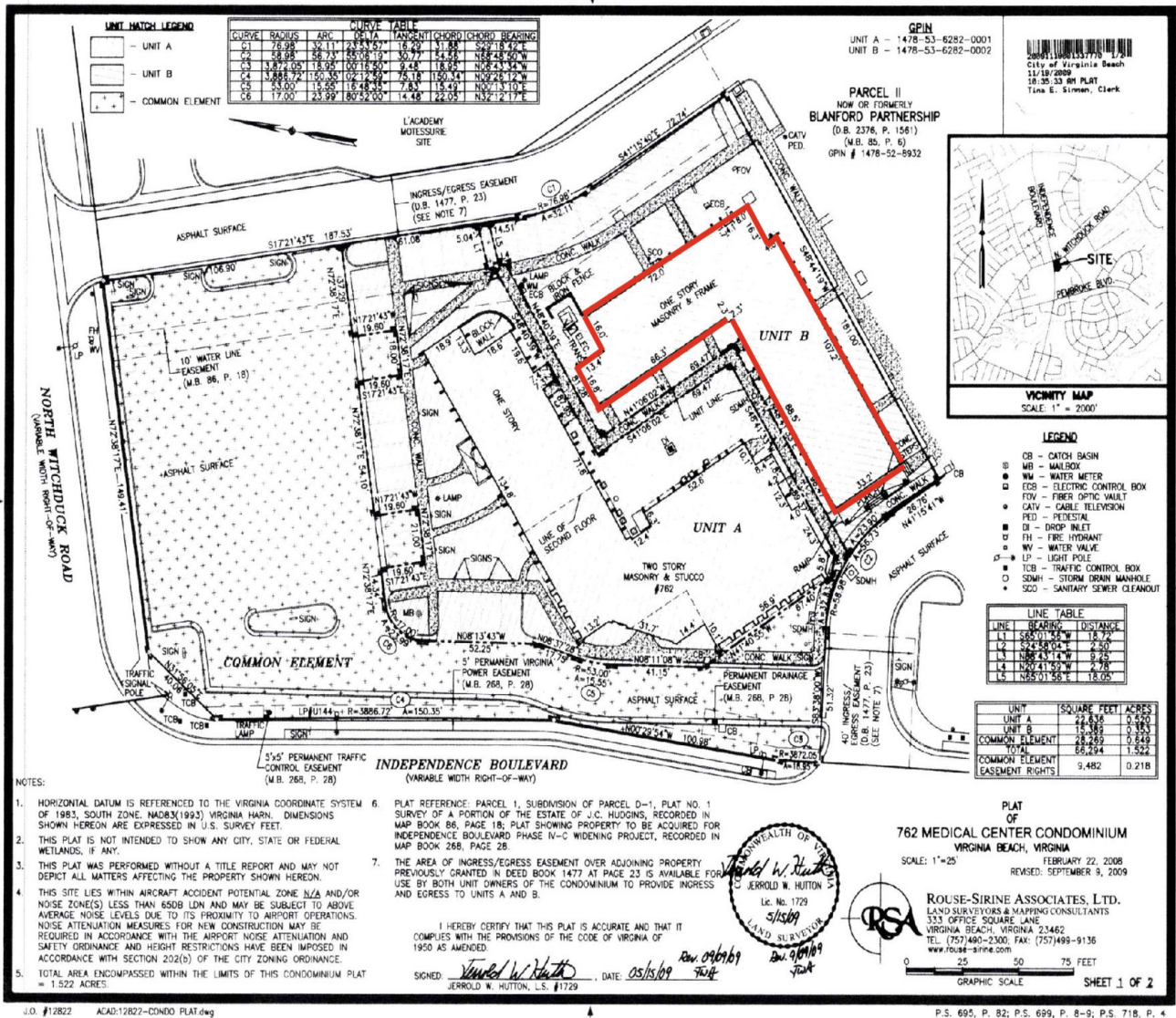
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SITE PLANS



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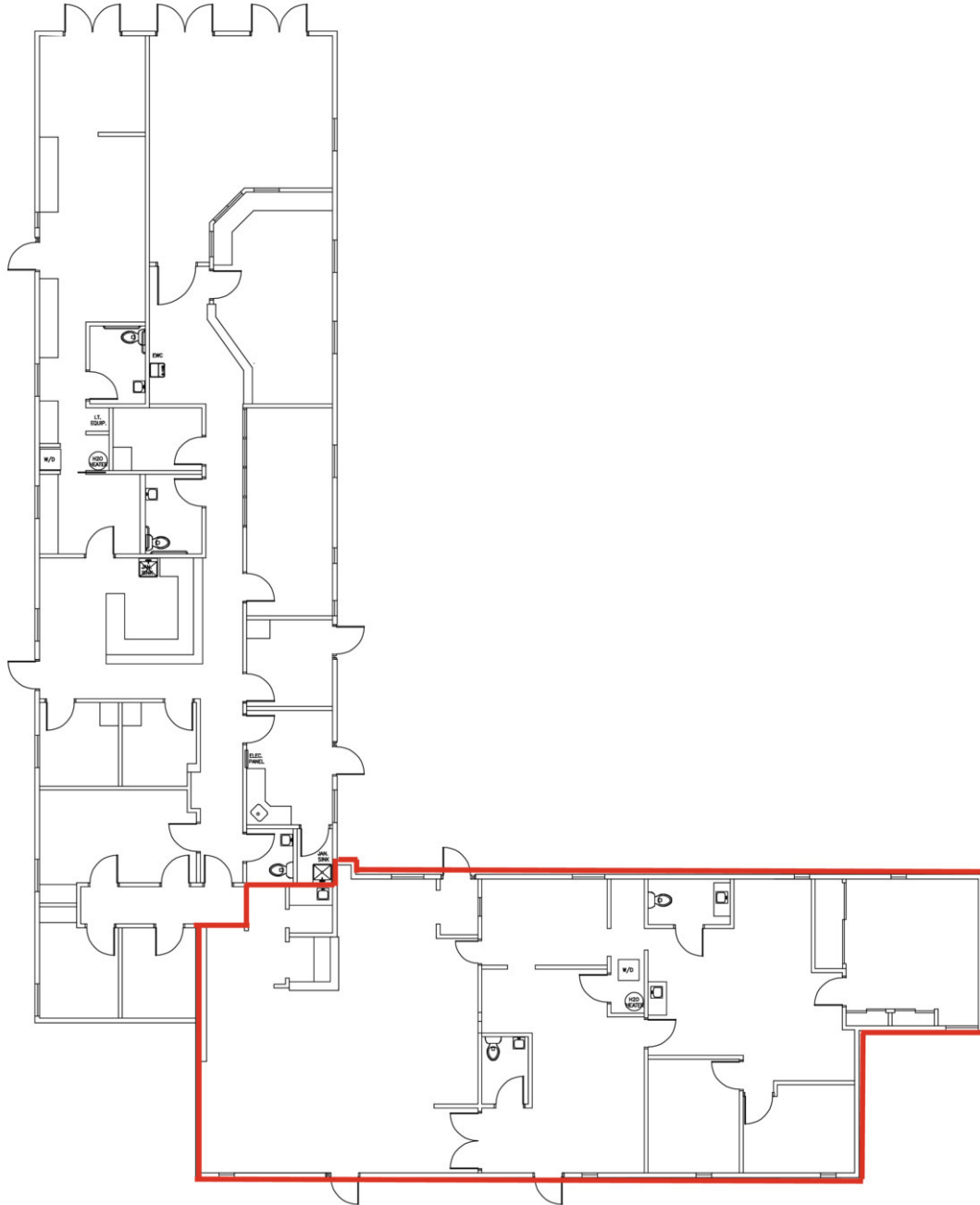
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FLOOR PLAN



AS-BUILT DRAWING

760 INDEPENDENCE BOULEVARD
VIRGINIA BEACH, VIRGINIA 23451

5,937 SF



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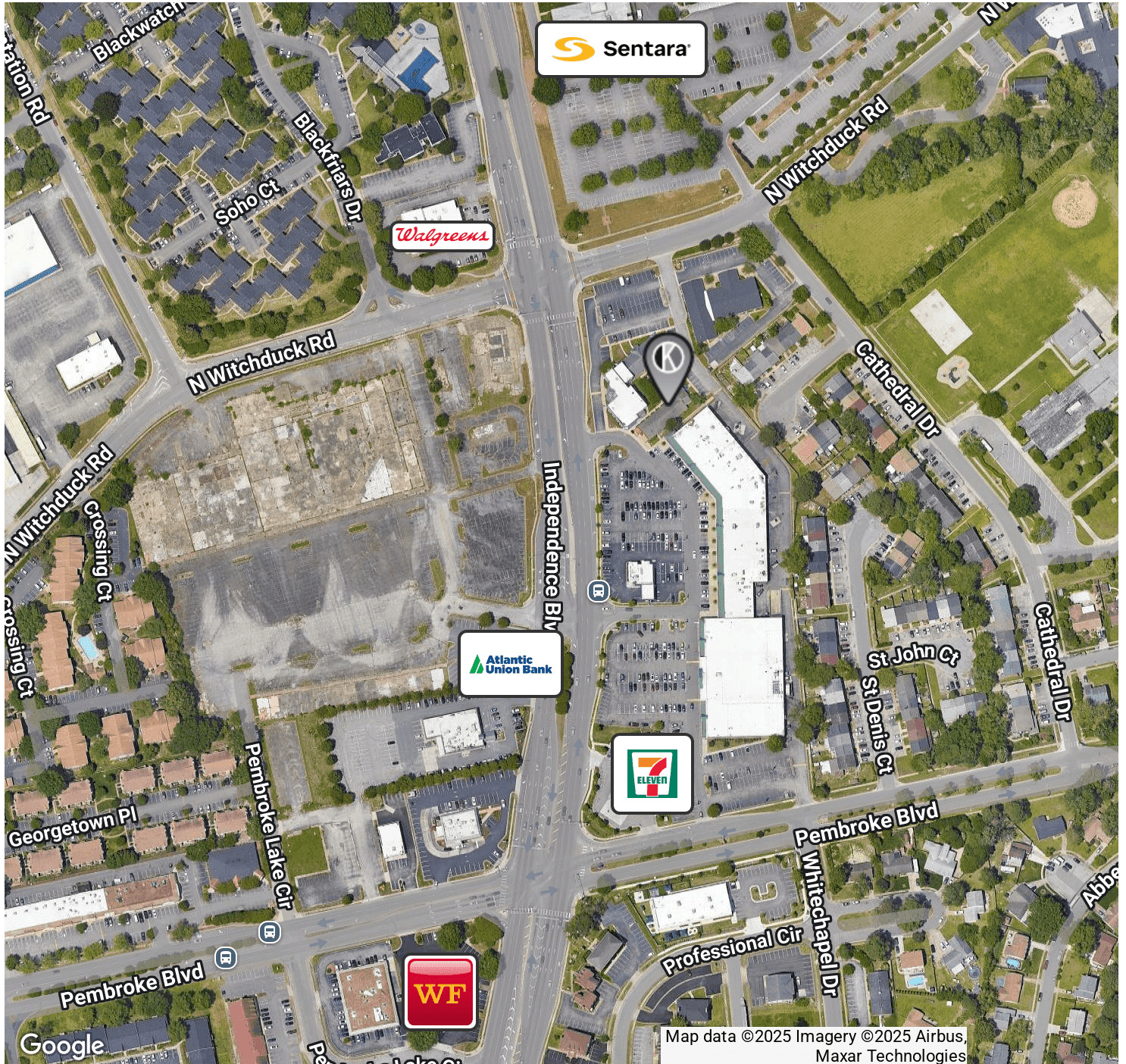
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RETAILER MAP



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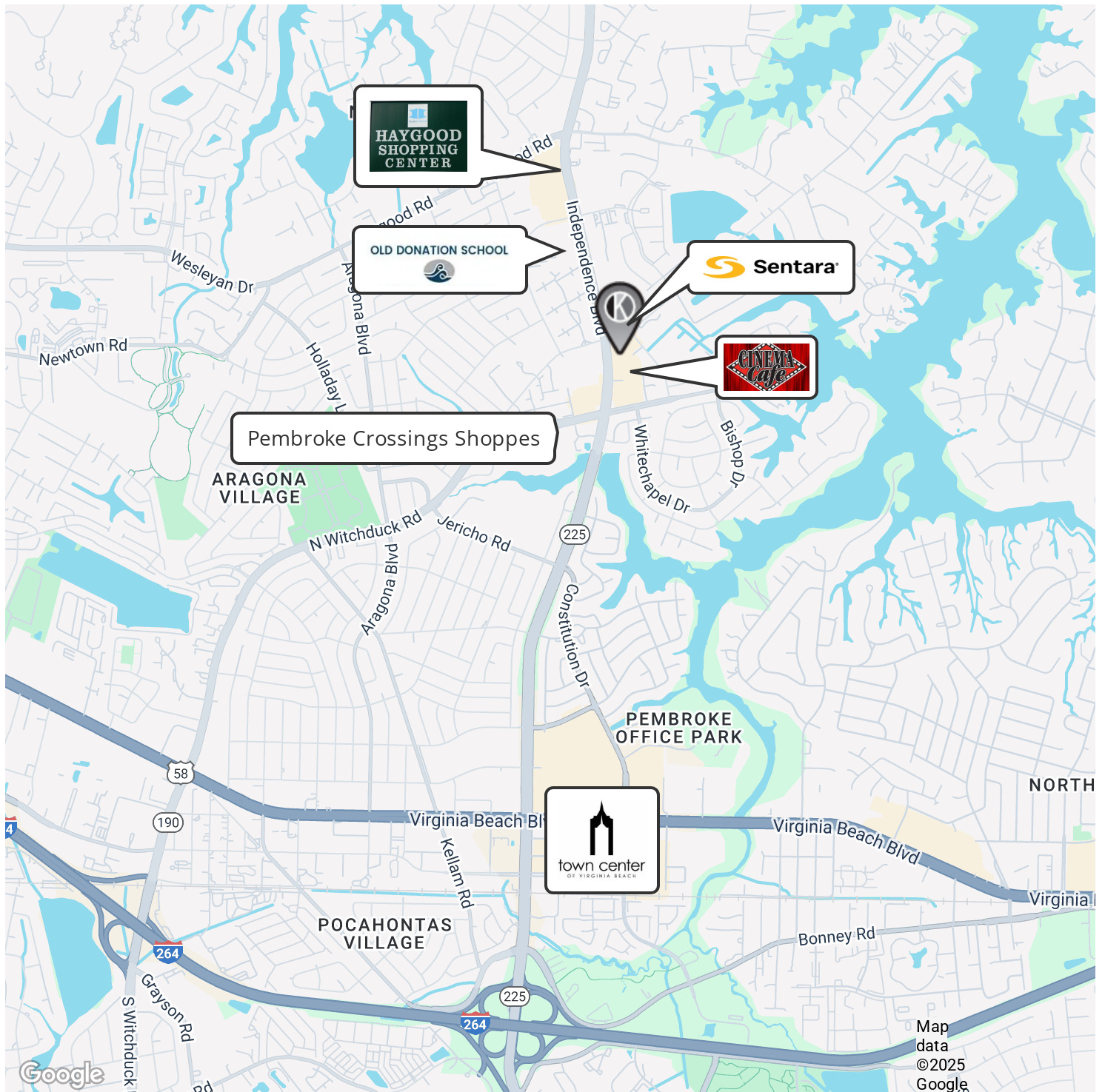
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ADDITIONAL PHOTOS



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