

OFFICE BUILDING FOR SALE OR LEASE

760 INDEPENDENCE BOULEVARD

VIRGINIA BEACH, VA 23455



Brokerage with vision. Real estate with results.

Presented By:

John Katsias

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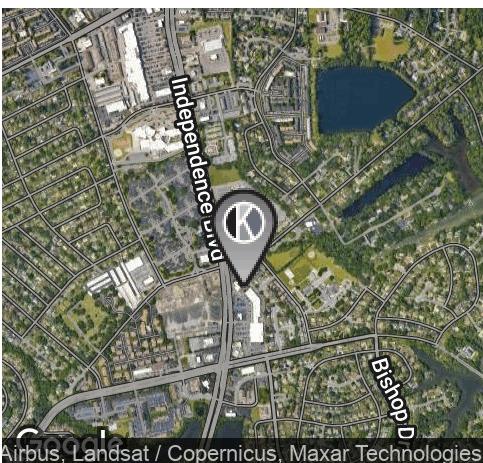
VIRGINIA BEACH, VA 23455

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)



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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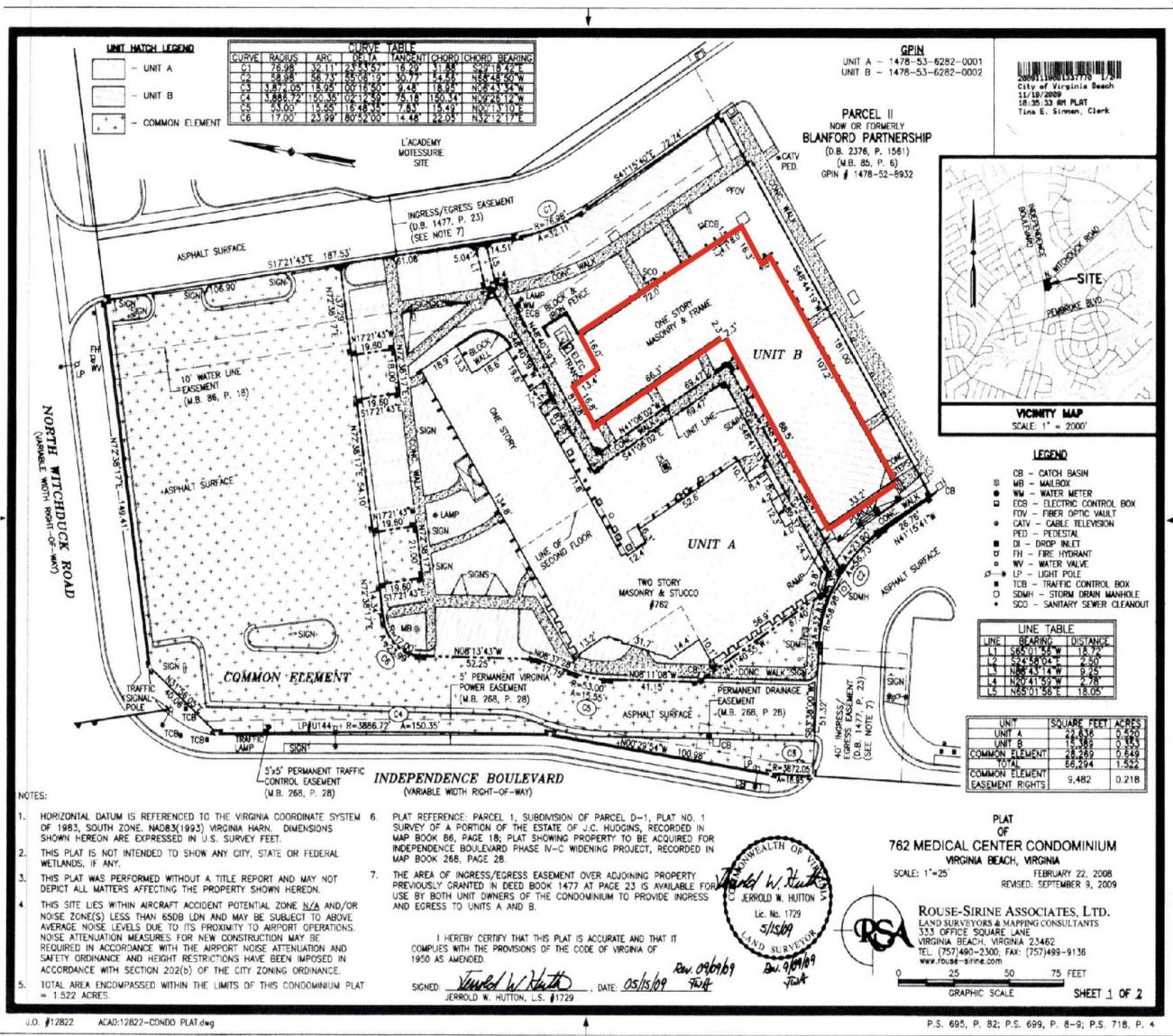
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SITE PLANS



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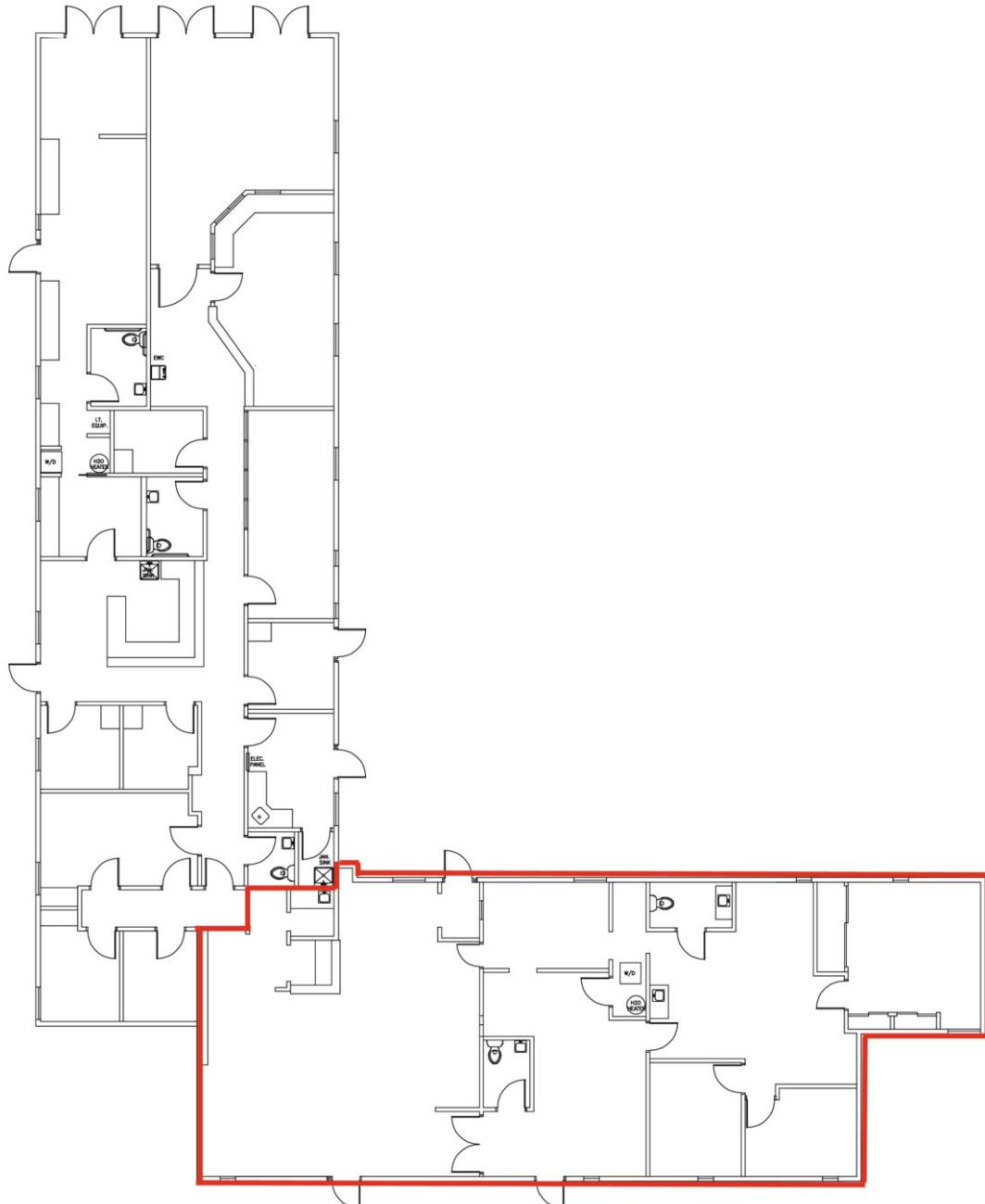
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FLOOR PLAN



F&R

AS-BUILT DRAWING

760 INDEPENDENCE BOULEVARD
VIRGINIA BEACH, VIRGINIA 23451

5,937 SF



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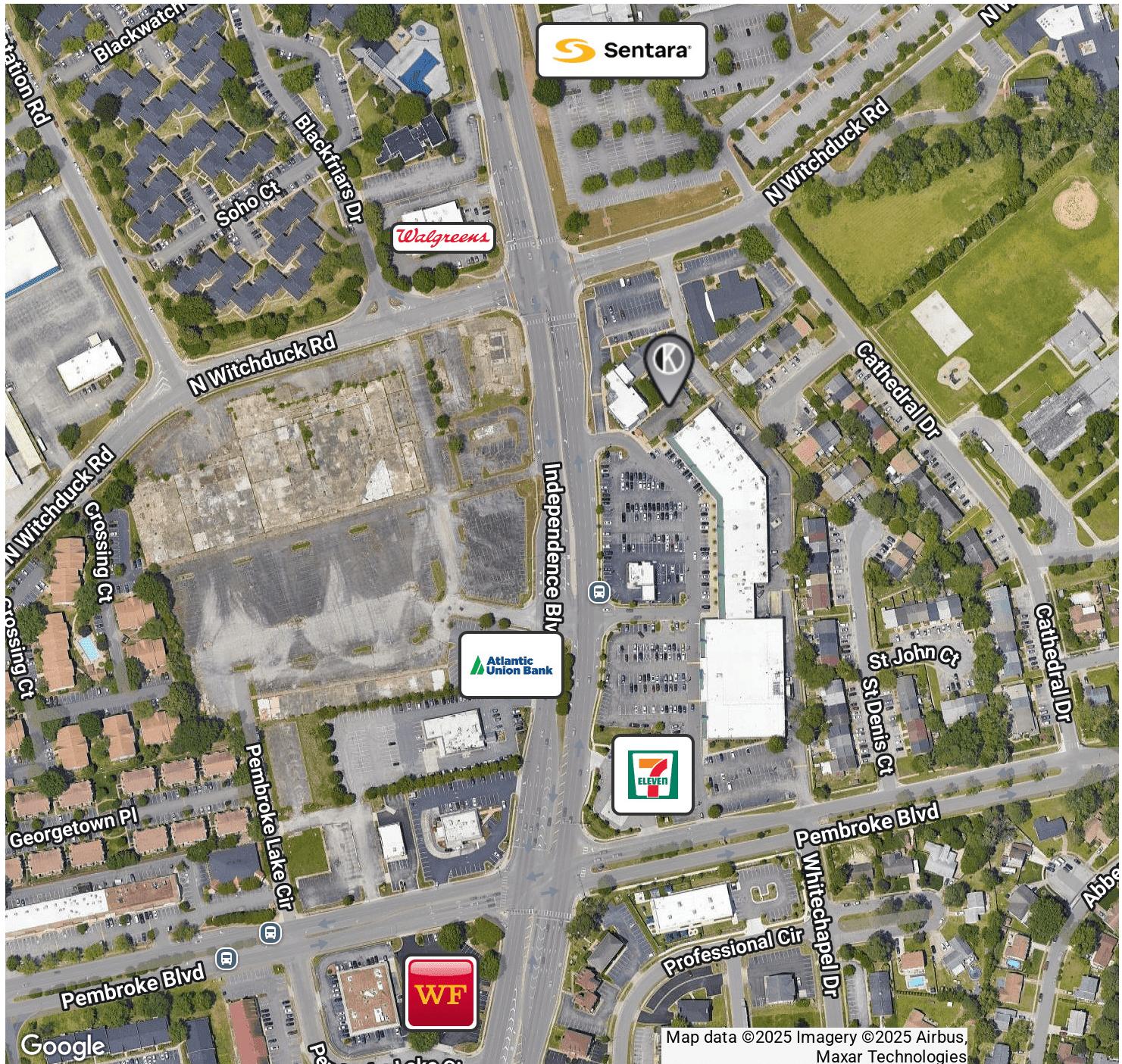
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RETAILER MAP



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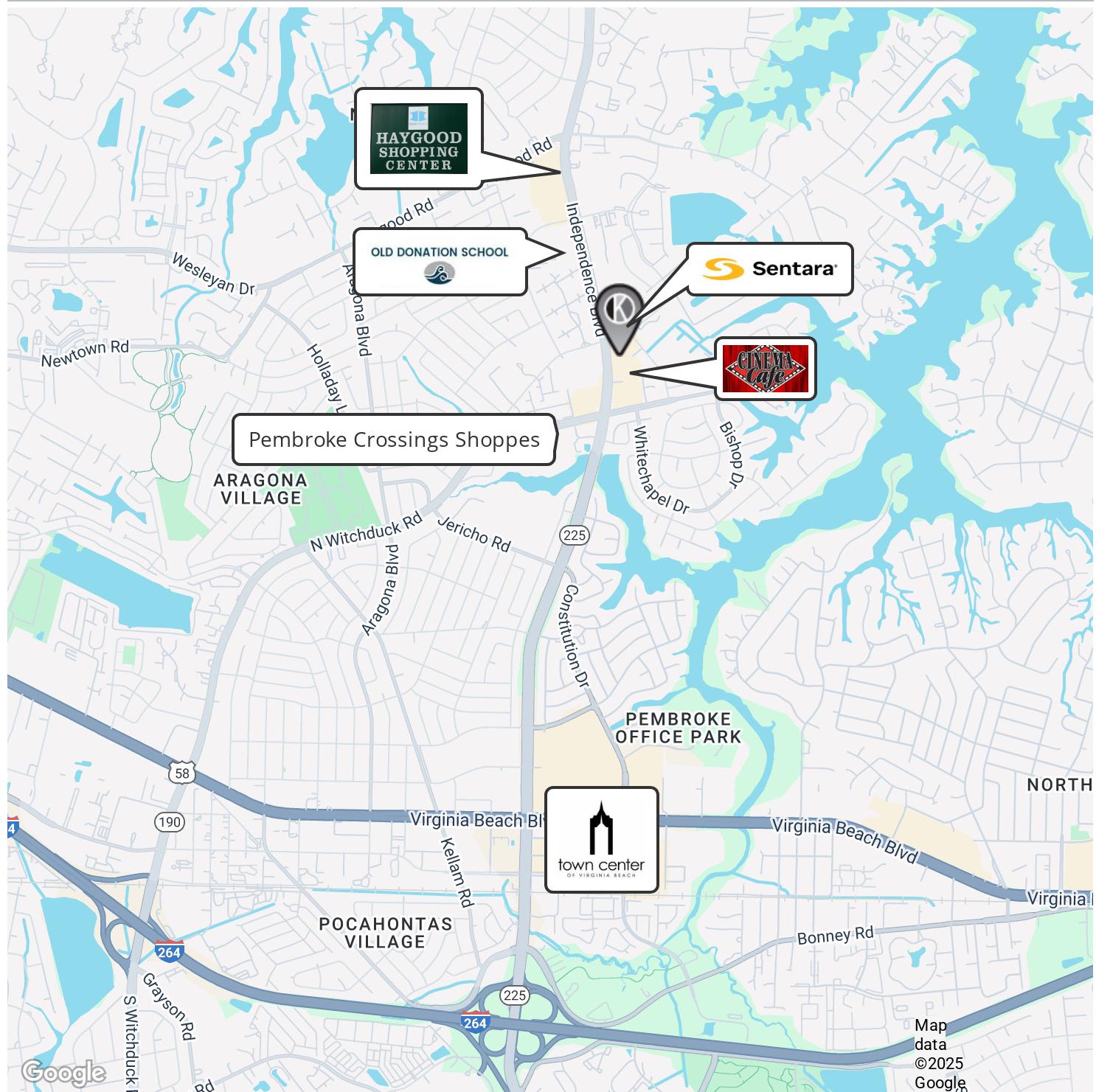
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ADDITIONAL PHOTOS



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