S.L. NUSBAUM
REALTY CO.

FOR SALE OR LEASE

RECENTLY RENOVATED OFFICE BUILDING

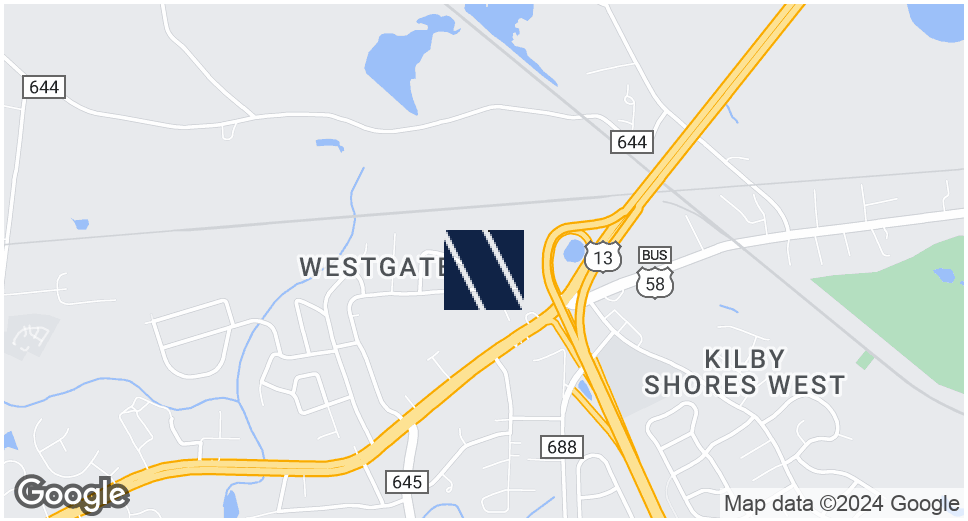
1514 HOLLAND RD
SUFFOLK, VA 23434

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM
REALTY CO.

EXECUTIVE SUMMARY

1514 HOLLAND RD
SUFFOLK, VA 23434



OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Negotiable
Building Size:	11,782 SF
Available SF:	+/- 6,867 SF (can sub-divide)
Lot Size:	2.08 Acres
Year Built:	2000
Renovated:	Interior Renovations (2024)
Parking:	7:1,000 SF
Zoning:	B-2

PROPERTY OVERVIEW

Single-story Class B professional office building located directly off RT. 58 in Suffolk

PROPERTY HIGHLIGHTS

- Interior renovations completed in 2024
- +/- 6,867 LSF of second-generation professional office space available immediately for occupancy (can be subdivided)
- Remainder of building is leased to a national behavioral health agency
- Abundant on-site surface parking (7:1,000 SF Parking ratio)
- Building signage may be available
- Immediate interstate accessibility

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM
REALTY CO.

LOCATION MAP

1514 HOLLAND RD
SUFFOLK, VA 23434

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM
REALTY CO.

FLOOR PLAN

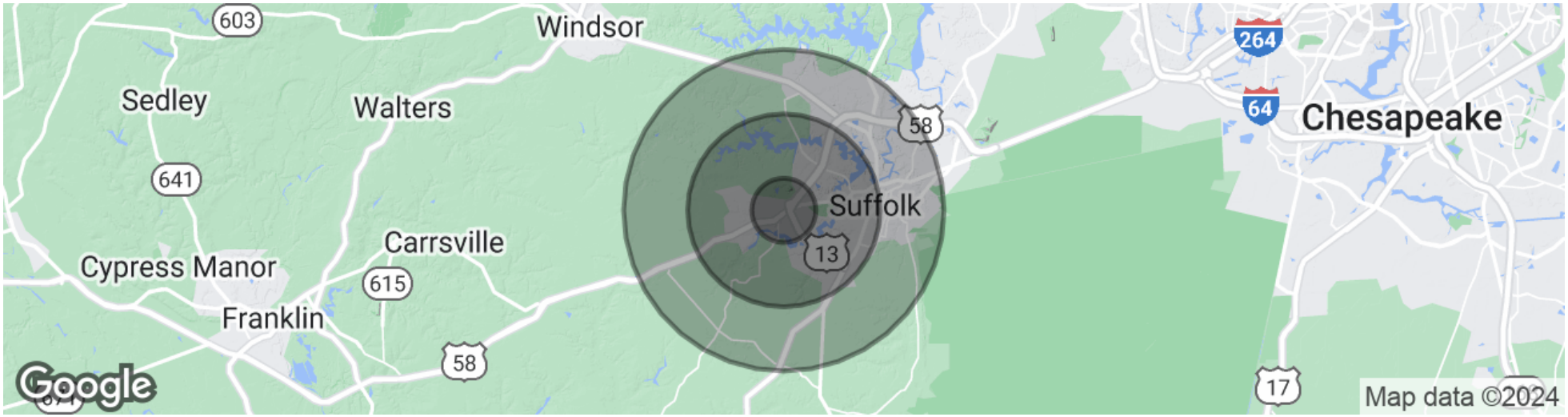
1514 HOLLAND RD
SUFFOLK, VA 23434

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

1514 HOLLAND RD
SUFFOLK, VA 23434



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,465	13,967	36,749

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	561	5,875	15,492
Average HH Income	$92,828	$73,962	$72,156
Average House Value	$242,915	$219,493	$208,671

2020 American Community Survey (ACS)

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

CONTACT ME

S.L. NUSBAUM
REALTY CO.

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.
1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.