

FOR SALE

AUTO SALES & SERVICE OPPORTUNITY

680 N Witchduck Rd | Virginia Beach, VA 23462



S.L. NUSBAUM
REALTY CO.



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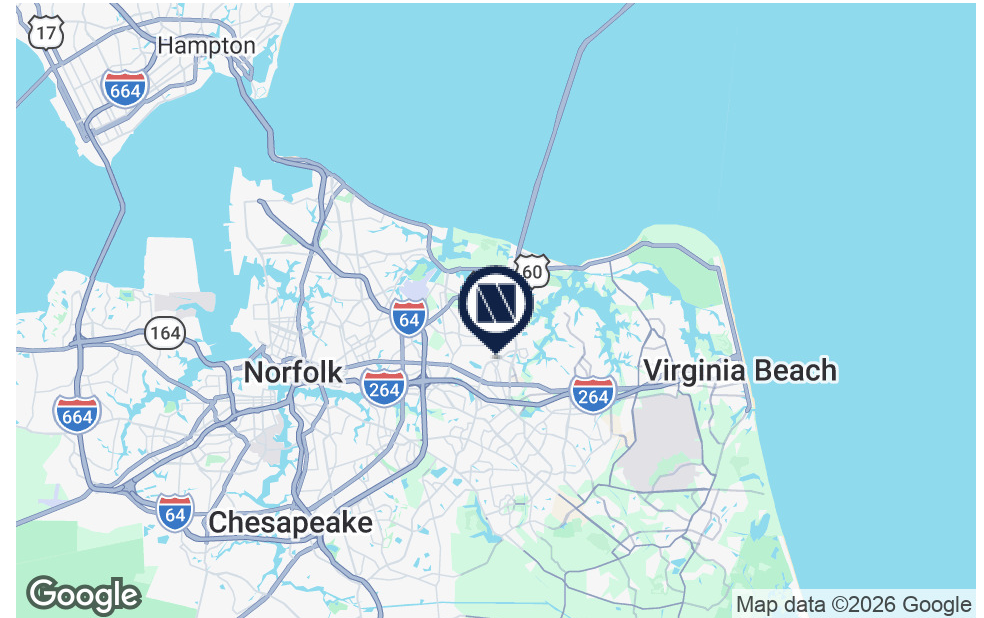
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$865,000 (\$338 PSF)
Building Size:	2,554 SF
Lot Size:	0.526 Acres
Year Built:	1966
Zoning:	B2

IDEAL USERS

- Auto Sales/Dealership
- Auto Repair/Service Operator
- Tire/Oil Change User
- Contractor Yard/Service Business

PROPERTY OVERVIEW

Located along a high-traffic commercial corridor in Virginia Beach, 680 N. Witchduck Rd. features a 2,554 SF building on over a half-acre, well-suited for auto sales, service, or a combination of both. The property offers flexibility for a variety of commercial uses or redevelopment. Built in 1966 and historically operated as a full-service repair/used auto sales facility, the site is positioned within the Pembroke submarket, known for its strong concentration of mechanical and service-oriented businesses.

PROPERTY HIGHLIGHTS

- Features three 10' X 10' drive-in bays, a functional service layout, and a flexible office-to-shop configuration
- Existing building provides an opportunity for renovation, repositioning, or redevelopment
- Grandfathered pylon signage with strong visibility on N. Witchduck Rd. (17,000 VPD)
- Situated on a 0.5+ acre site with strong frontage and just 1.5 miles from I-264
- Zoned for auto sales and repair (rare entitlement)

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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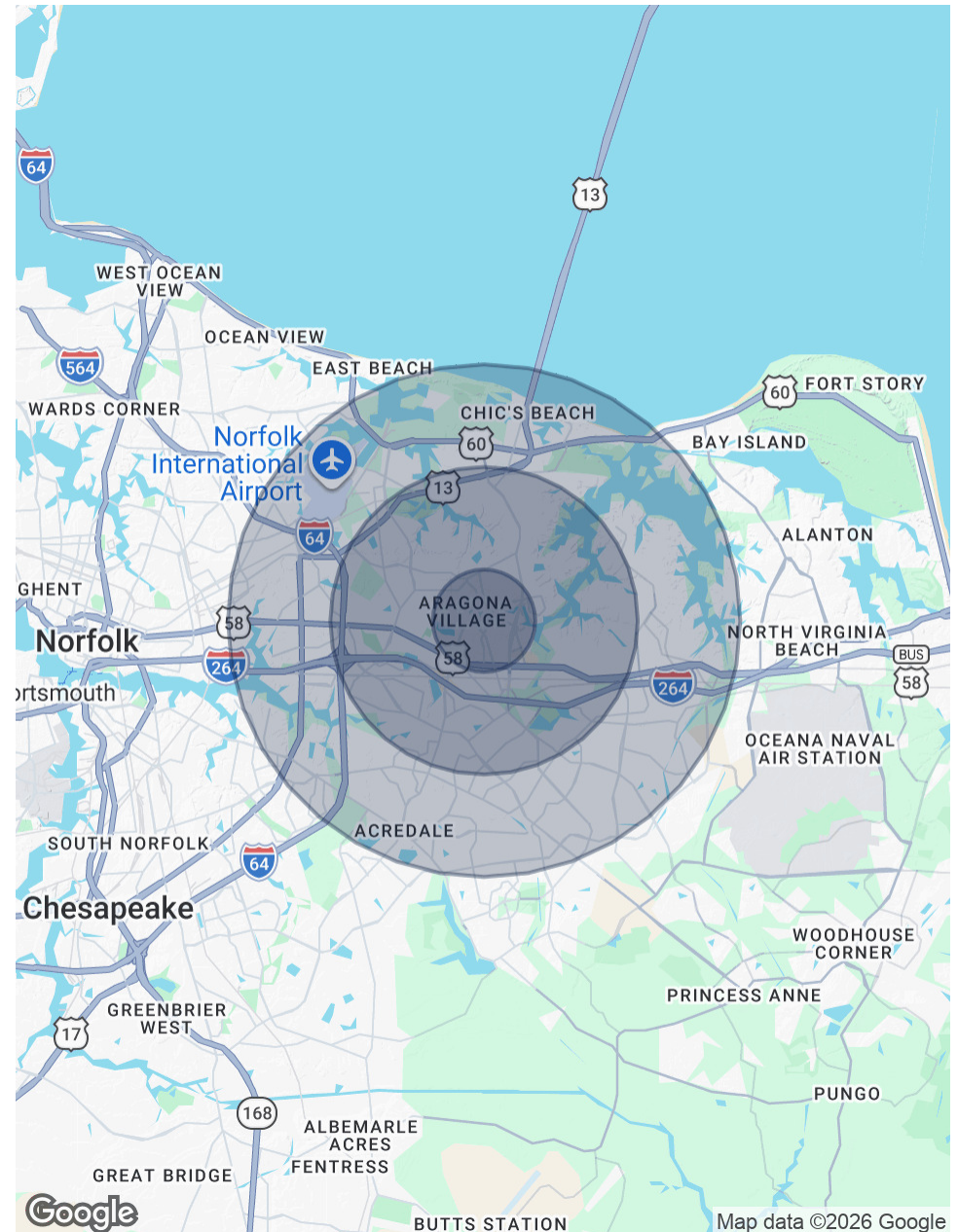


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,643	110,063	267,267
Average Age	36.6	37.7	38.2
Average Age (Male)	34.6	37.3	36.9
Average Age (Female)	39.5	38.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,641	44,743	107,480
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$83,280	\$98,770	\$103,457
Average House Value	\$270,530	\$349,636	\$371,748

2023 American Community Survey (ACS)



CONTACT INFORMATION

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