

OFFICE/FLEX BUILDING FOR SALE

156 BUSINESS PARK DRIVE
Virginia Beach, VA 23462



S.L. NUSBAUM
REALTY CO.



BEN LEON

Vice President
C. 757.469.2365
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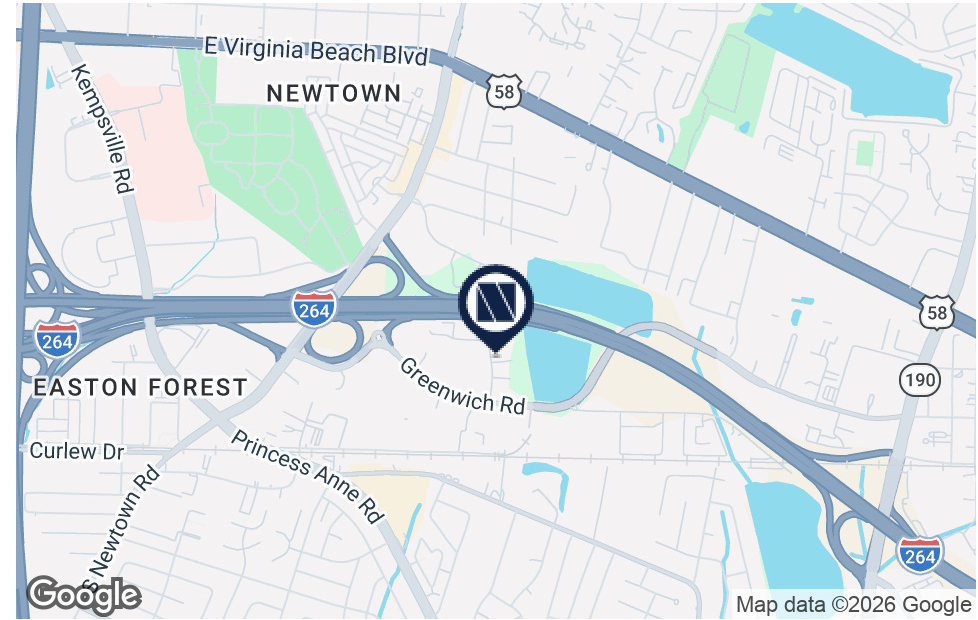
bleon@slnusbaum.com

EXECUTIVE SUMMARY

156 BUSINESS PARK DRIVE
Virginia Beach, VA 23462



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OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	8,322 SF
Lot Size:	0.47 Acres
Price / SF:	\$156.21
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1980
Zoning:	I-1 (Light Industrial)

PROPERTY OVERVIEW

Introducing an exceptional opportunity for investors or owner-occupants in Virginia Beach. This well-maintained, freestanding 8,322 square foot building — comprised primarily of office space — is ideally suited for a wide range of office or flex users. Strategically located just off I-264 near the I-264/I-64 interchange, the property offers outstanding convenience. Its central location, flexible I-1 zoning, and ample on-site parking combine to make this a highly attractive asset to own.

PROPERTY HIGHLIGHTS

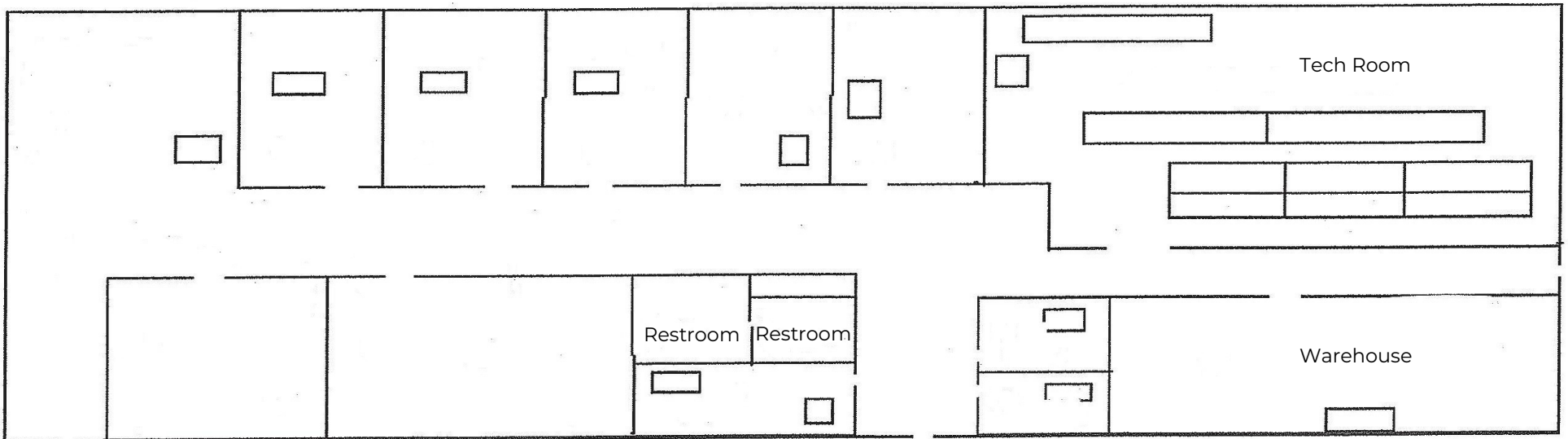
- Majority office
- One grade level roll-up door
- Fiberoptic wired
- High capacity server room
- Close proximity to both I-264 and I-64
- Five rooftop package HVAC units (two replaced within the last 2 - 3 years)

FIRST FLOOR

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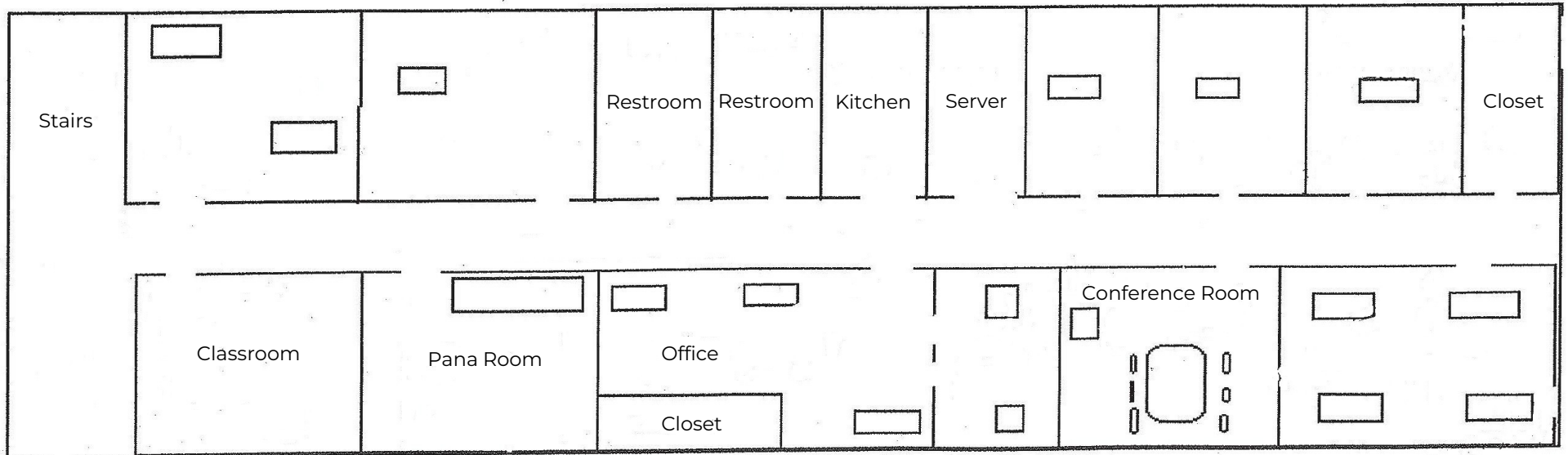
SECOND FLOOR

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ADDITIONAL PHOTOS

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AERIAL

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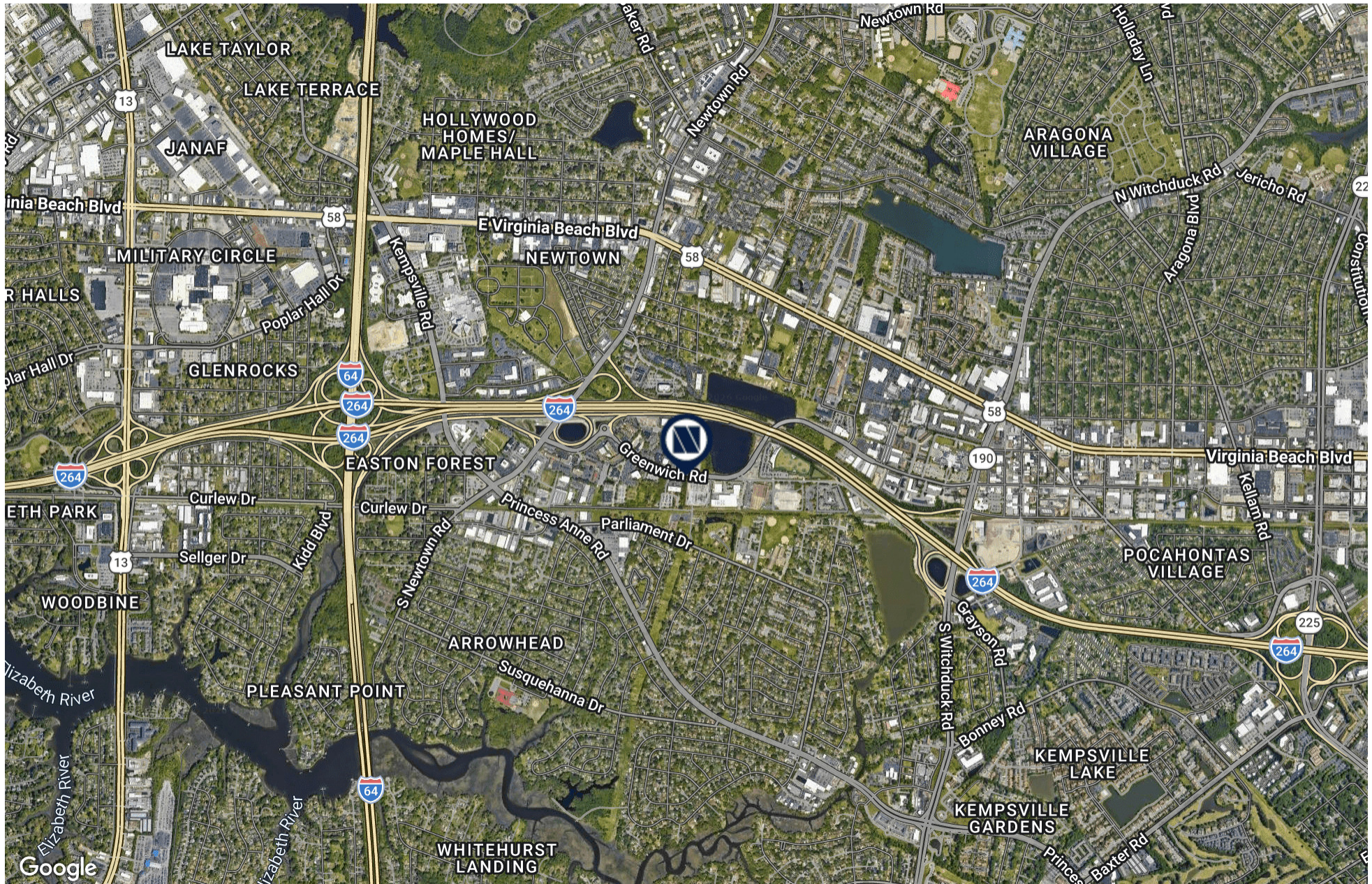


LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

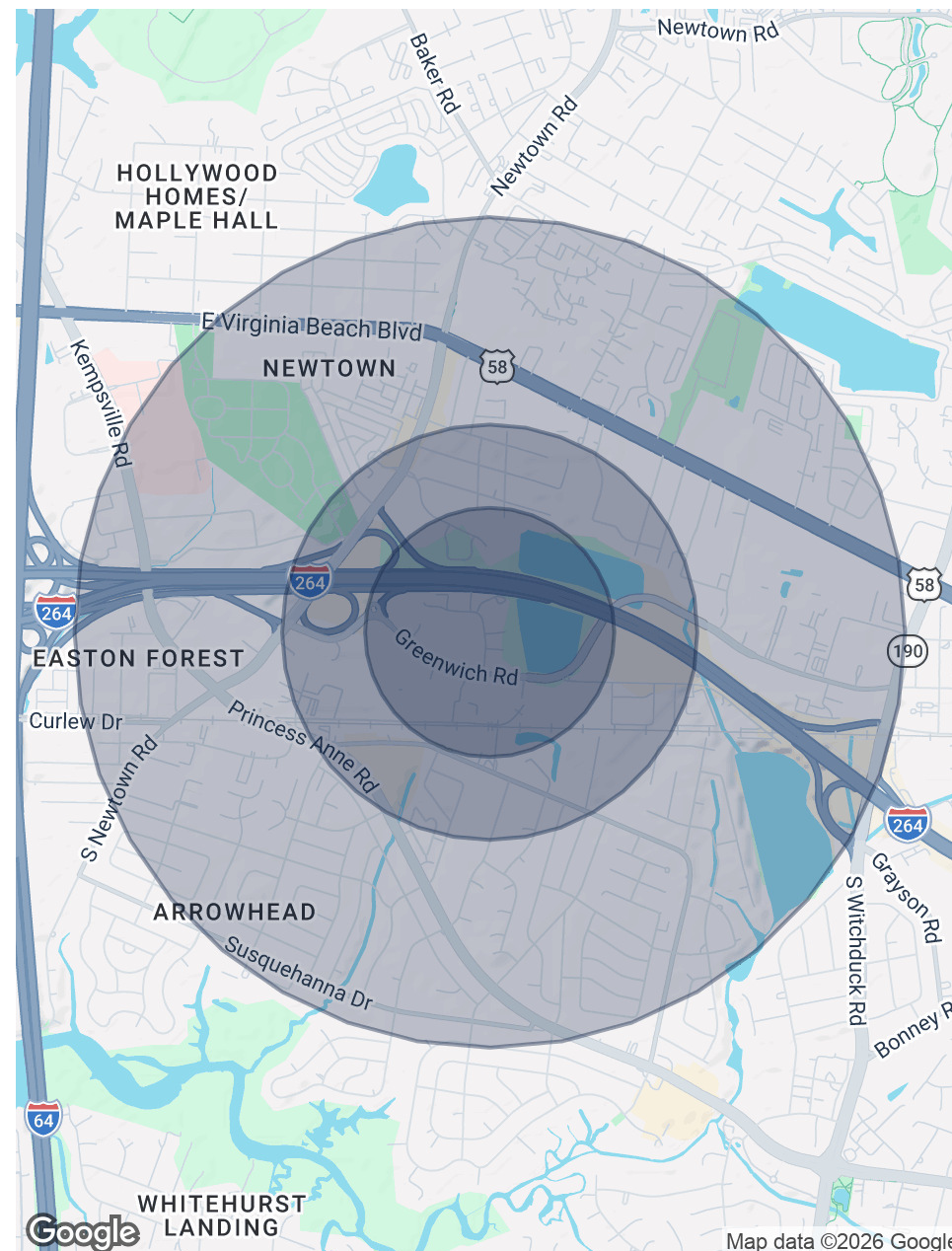
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	246	1,221	12,388
Average Age	42	41	38
Average Age (Male)	40	39	37
Average Age (Female)	44	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	97	472	4,914
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$95,803	\$89,343	\$84,783
Average House Value	\$354,745	\$310,455	\$315,506

2020 American Community Survey (ACS)



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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