



S.L. NUSBAUM
REALTY CO.

FOR LEASE

MATTRESS FIRM PLAZA



5393 WESLEYAN DRIVE
VIRGINIA BEACH, VA 23455

CHRIS HUCKE
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CHUCKE@SLNUSBAUM.COM





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REALTY CO.

PROPERTY SUMMARY

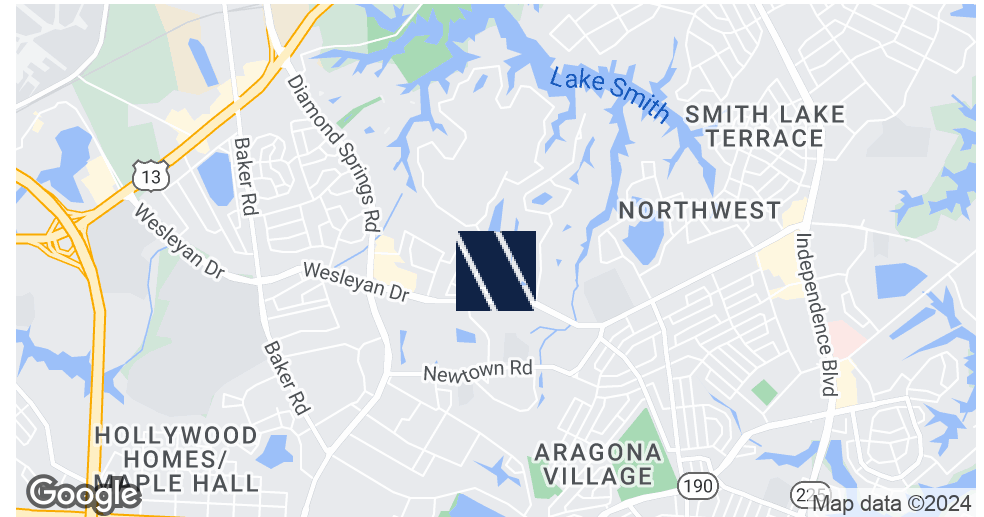
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PROPERTY DESCRIPTION

Anchor retail showroom/warehouse spaces and a unique 1,500 SF second-generation dentist office with 4 operatories with wet sinks and cabinets, reception area, and lab available. Located near the Norfolk Premium Outlets with national tenants.

SPACES	LEASE RATE	SPACE SIZE
Unit 104-C	Contact Agent	4,148 SF
Unit 104-E	Contact Agent	3,818 SF
Unit 104-F	Contact Agent	5,380 SF
Unit 107	Contact Agent	1,500 SF



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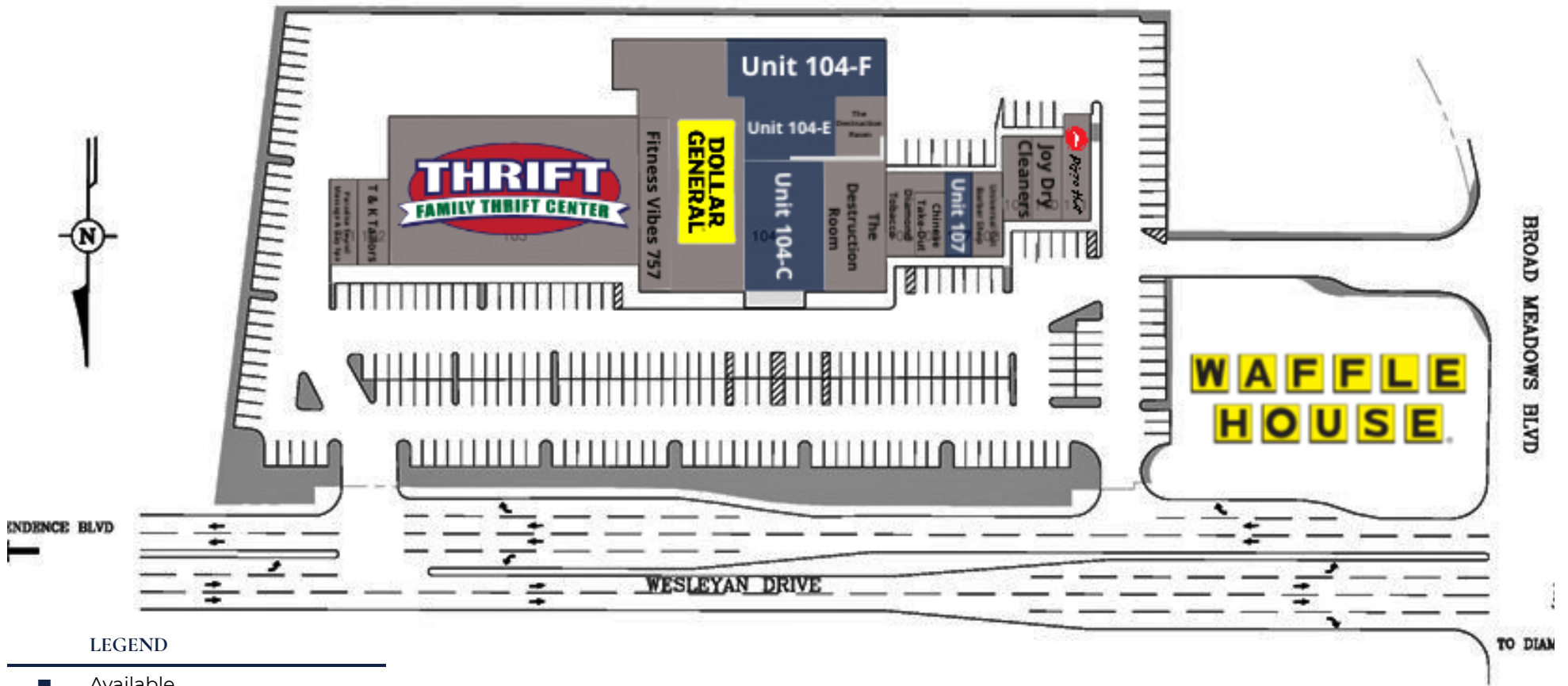




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SITE PLAN

5393 WESLEYAN DRIVE
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LEGEND

- Available
- Unavailable

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,380 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 104-C	Available	4,148 SF	NNN
■ Unit 104-E	Available	3,818 SF	NNN
■ Unit 104-F	Available	5,380 SF	NNN
■ Unit 107	Available	1,500 SF	NNN

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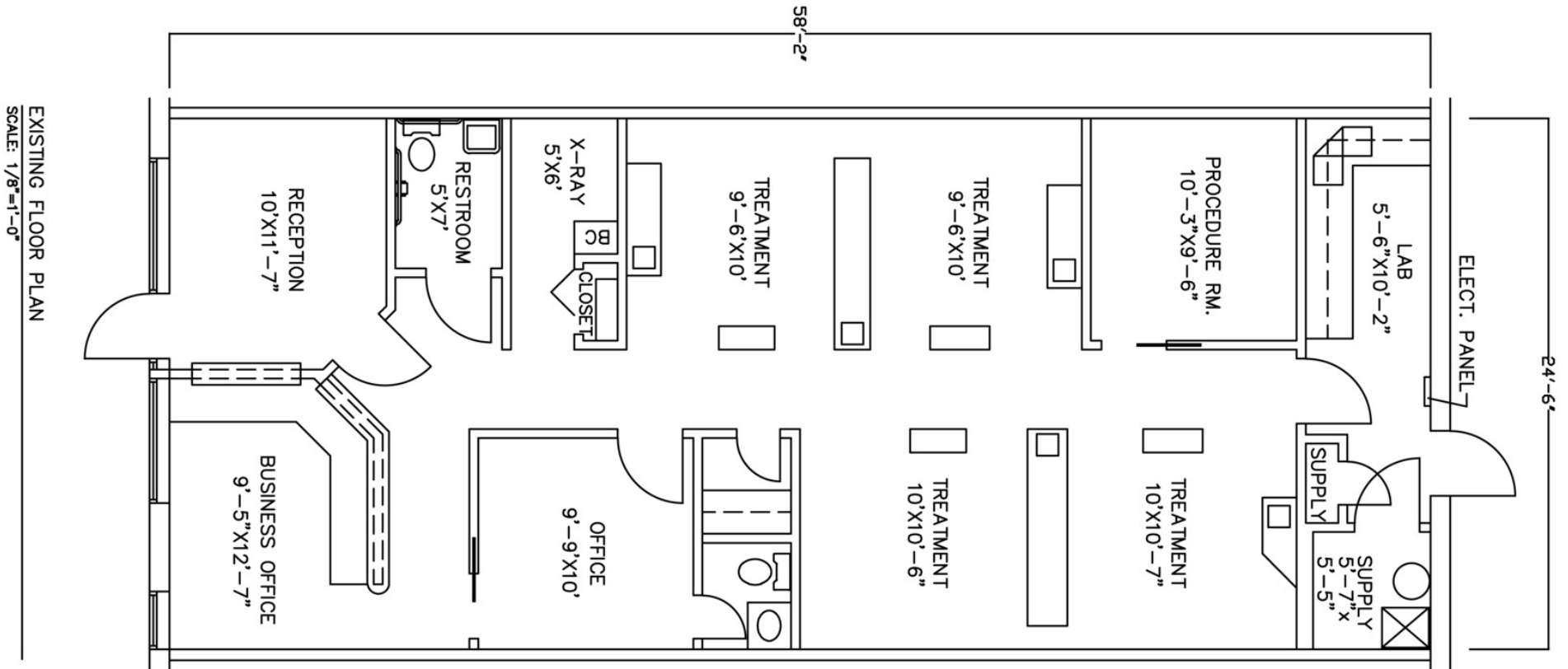




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UNIT 107 - FORMER DENTIST'S OFFICE

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ADDITIONAL PHOTOS

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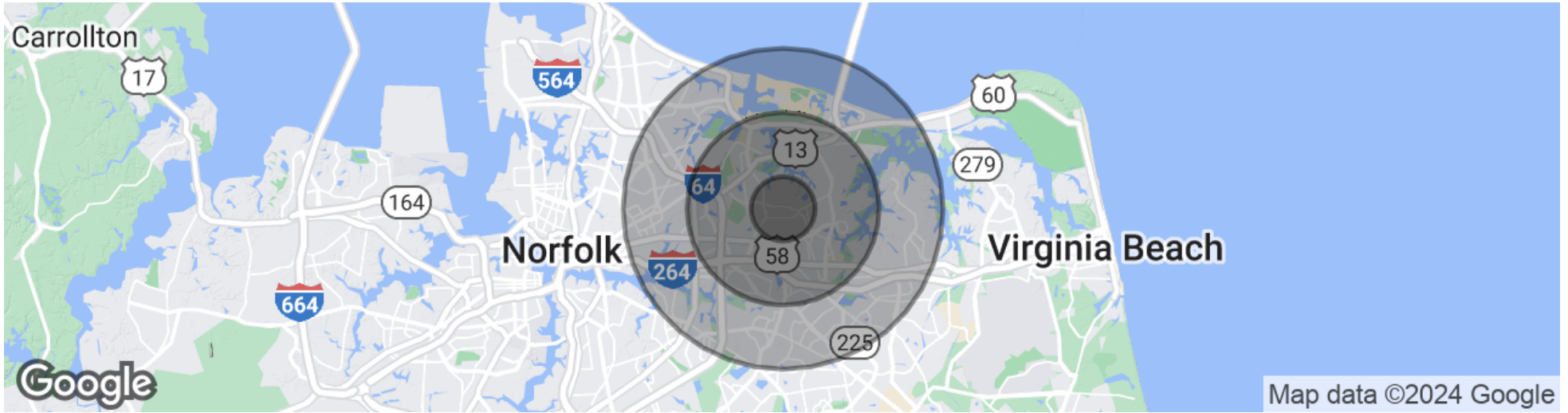
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DEMOGRAPHICS MAP & REPORT

5393 WESLEYAN DRIVE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,147	90,360	230,758
Average Age	33.6	35.6	36.3
Average Age (Male)	32.4	34.8	35.1
Average Age (Female)	34.9	36.6	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,245	36,048	88,185
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$64,730	\$67,272	\$71,656
Average House Value	\$206,760	\$287,013	\$294,992

* Demographic data derived from 2020 ACS - US Census

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