

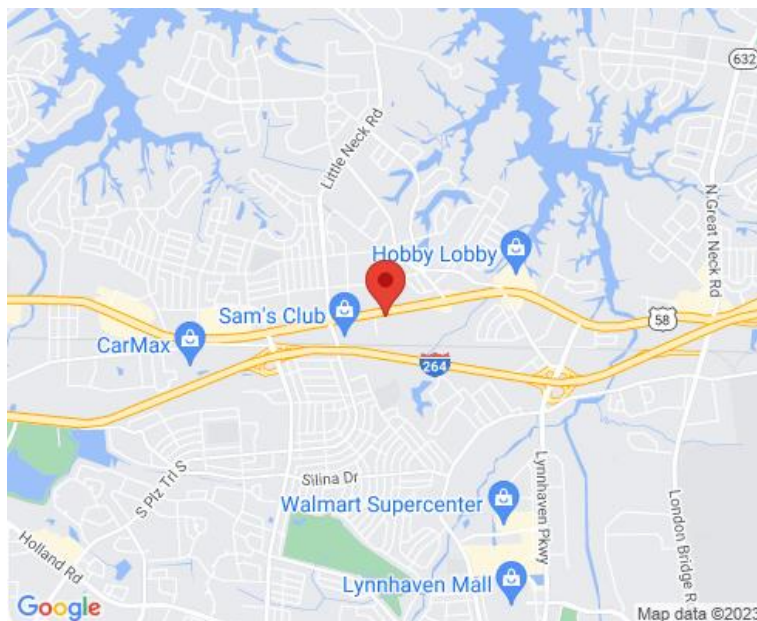


PROPERTY OVERVIEW

AREA MAP

This 5,624 square foot retail property fronts Virginia Beach Boulevard, with prime visibility and two access points from Virginia Beach Boulevard. This property is ideal for a service or retail business.

- Good visibility and located in a high demographic area
- Property features exposed ceilings, concrete floors and roll-up door in back
- Pylon sign available



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	13,831	37,512	93,486
Average HH Income:	\$86,992	\$89,266	\$94,693
Traffic Count:	36,821 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

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www.pembrokerealty.com

3259 Virginia Beach Boulevard

± 5,624 SF AVAILABLE



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