

FOR LEASE

545 & 549 S. BIRDNECK ROAD
Virginia Beach, VA 23451



S.L. NUSBAUM
REALTY CO.



BEN LEON

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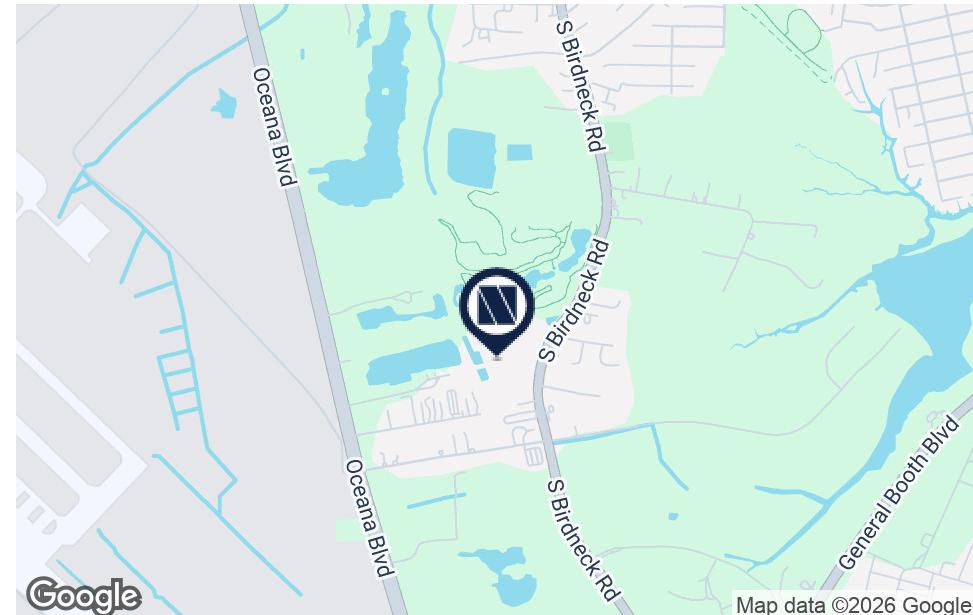
EXECUTIVE SUMMARY

545 & 549 S. BIRDNECK ROAD

Virginia Beach, VA 23451



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OFFERING SUMMARY

Lease Rate:	Please Call Agent
Building Size:	71,977 SF
Available SF:	7,200 SF
Lot Size:	4.962 Acres
Zoning:	I-1 (Light Industrial)

PROPERTY OVERVIEW

Birdneck Business Center is an office/warehouse (flex) facility comprised of two multi-tenant buildings with a total of 71,977 square feet, situated on 4.962 acres.

PROPERTY HIGHLIGHTS

- 22' - 24' ceiling height
- 3-phase power
- Five (5) grade level doors

SPACES

545-Building A / Suite 115

LEASE RATE

Please Call Agent

SPACE SIZE

7,200 SF

AVAILABLE SPACES

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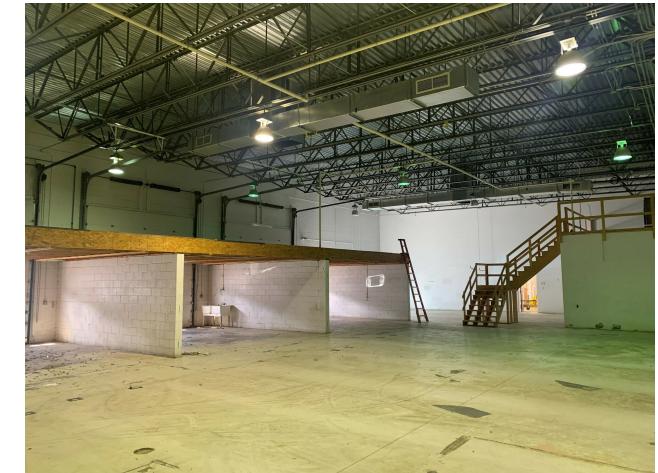
AVAILABLE SPACES	SPACE SIZE	LEASE RATE	LEASE TYPE
545, Suite 115	7,200 SF	Please Contact Agent	Net of Utilities

ADDITIONAL PHOTOS

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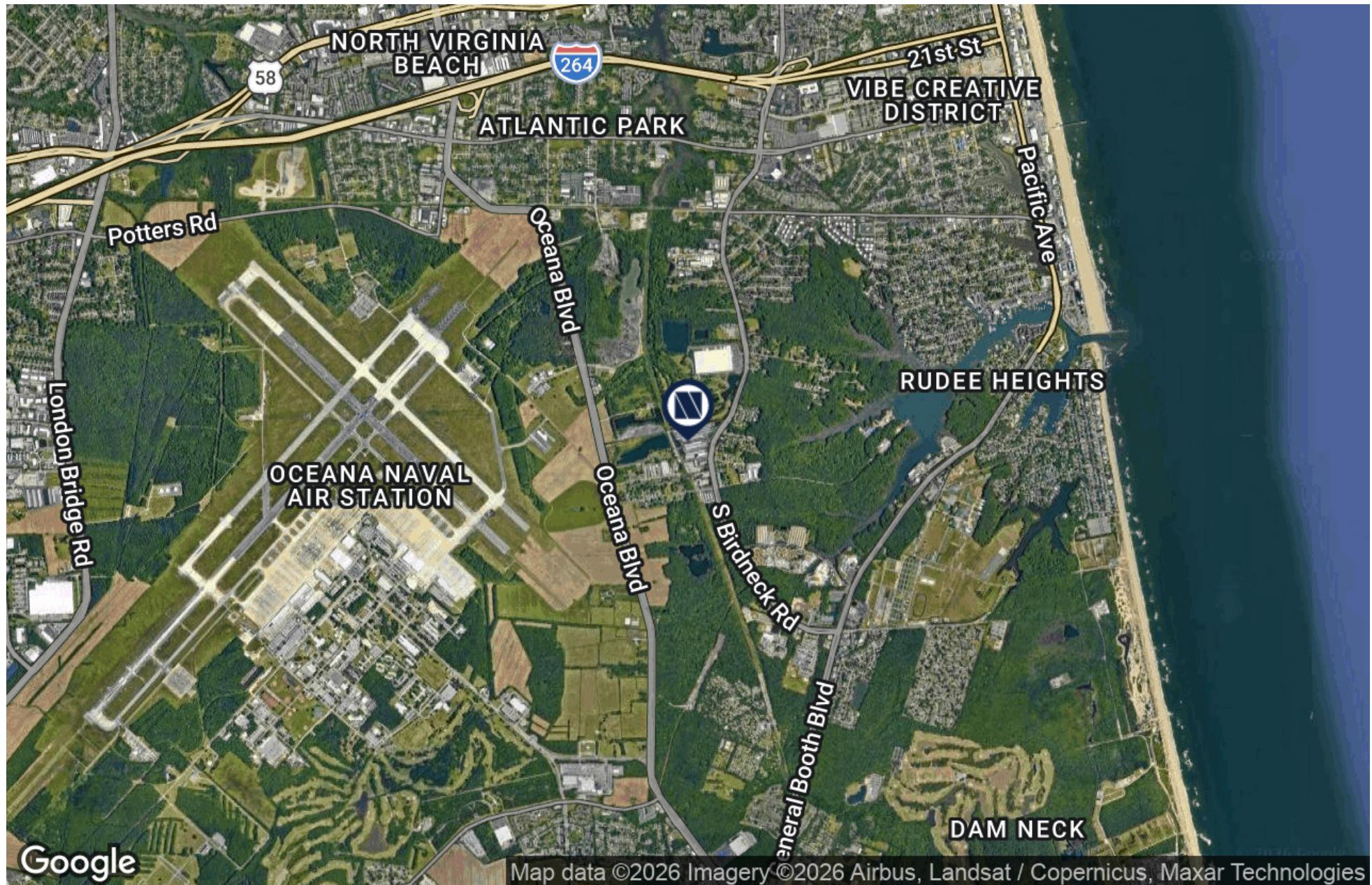


LOCATION MAP

545 & 549 S. BIRDNECK ROAD
Virginia Beach, VA 23451



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DEMOCRAPHICS MAP & REPORT

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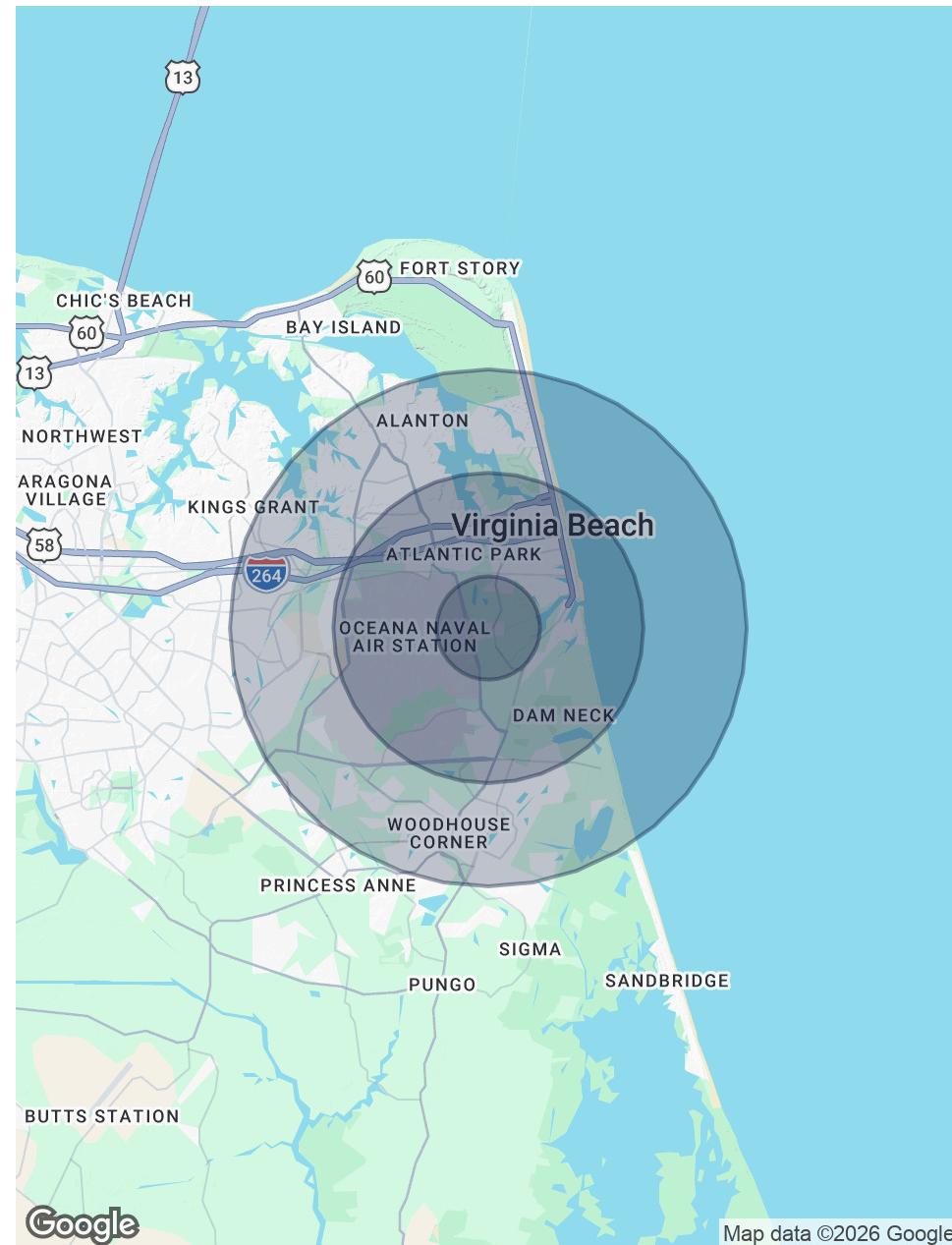


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,835	49,294	126,190
Average Age	29.7	32.6	34.6
Average Age (Male)	30.3	31.4	33.3
Average Age (Female)	28.7	33.2	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,122	20,983	49,243
# Of Persons Per HH	2.3	2.3	2.6
Average HH Income	\$49,064	\$70,648	\$81,491
Average House Value	\$228,819	\$417,515	\$395,461

2020 American Community Survey (ACS)



CONTACT INFORMATION

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