

FOR SALE OR LEASE

FREESTANDING RETAIL WITH CLIMATE-CONTROLLED VAULT
4097 Virginia Beach Blvd. | Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

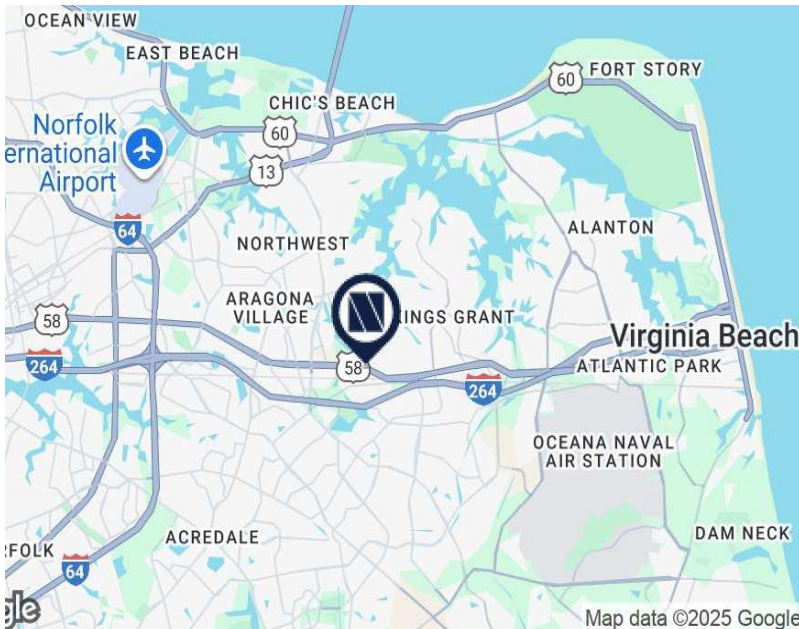
Sales Price:	Contact Agent	Lot Size:	0.86 Acres
Lease Rate:	\$19.00 SF/yr (NNN)	Year Built:	1986
Available SF:	±12,599 SF	Zoning:	B2
Date Available:	Immediately		

PROPERTY OVERVIEW

Freestanding retail/warehouse opportunity featuring a secure, temperature and humidity-controlled vault space, ideal for businesses requiring a large, specialized storage area. The building features prominent frontage on Virginia Beach Blvd and Thalia Station Drive, with excellent visibility and access via two curb cuts. Formerly occupied by Lowenthal Furs & Outerwear, the property benefits from strong traffic counts, walkability, and proximity to major commuter routes and public transportation. Ideal for retail users seeking a high-exposure suburban location with dedicated signage and ample surface parking.

PROPERTY HIGHLIGHTS

- Freestanding building with **±8,000 SF showroom** and **±4,000 SF secured, temperature and humidity-controlled vault storage area**
- Prime visibility with 190' of frontage on Virginia Beach Blvd; two curb cuts on Thalia Station Dr.
- Signalized intersection with dedicated turn lane; ±39,000 vehicles/day exposure
- Minutes from Town Center (1.0 mile), Amtrak, Norfolk Airport, and affluent residential neighborhoods
- 27 surface parking spaces
- Zoned B2 – ideal for a variety of retail users in need of a showroom with additional storage space



LAYOUT IDEAL FOR

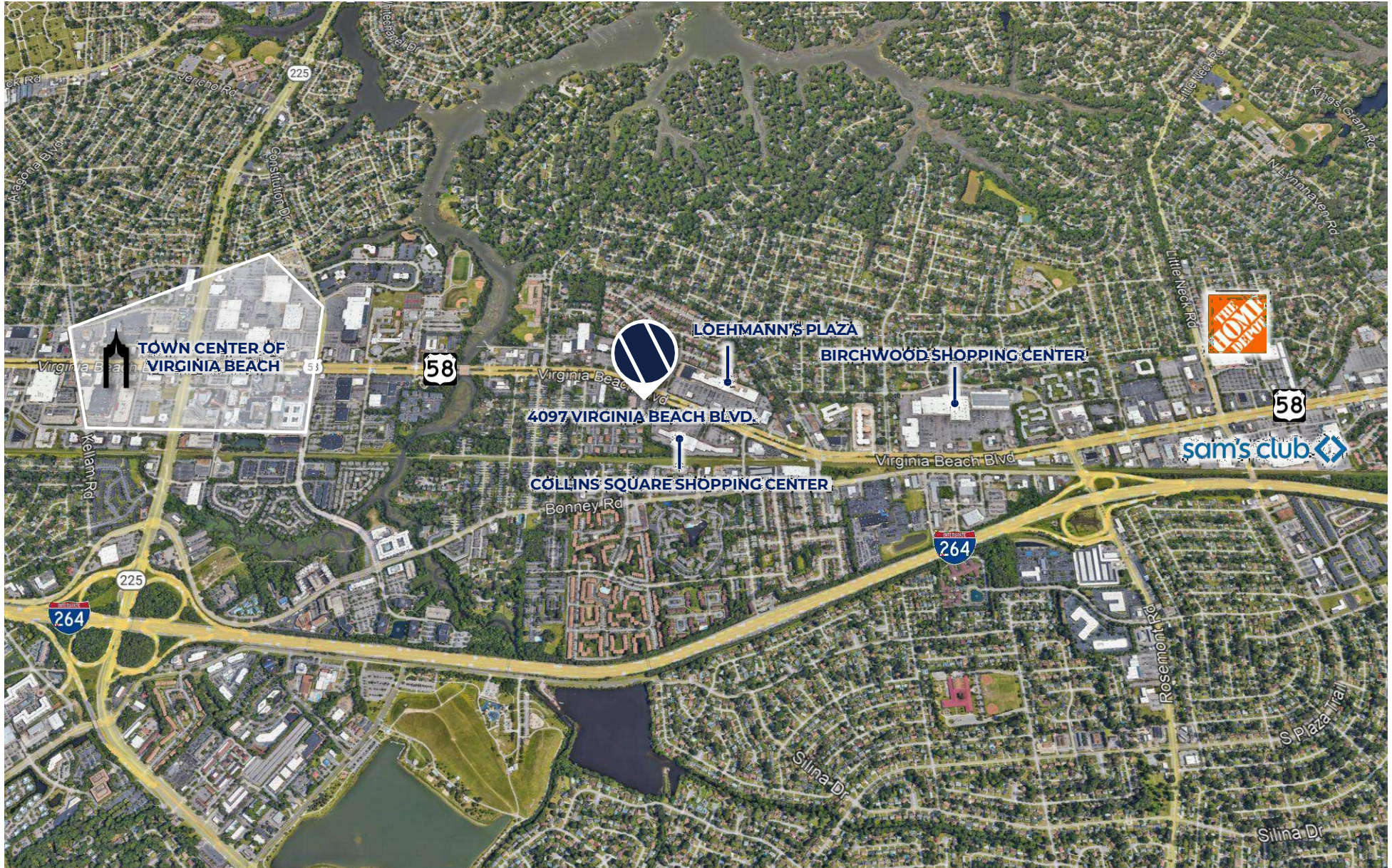
Luxury Goods Retailers	Manufacturing/Distribution
Kitchen & Bath Design Contractors	Electronics Distributors
Furniture or Appliance Distributors	Computer Data Center Operations
Prescription Drug/Biotech	Document Storage Operations
Manufacturing/Distribution	Wine/Liquor Storage and Distribution
Medical Device	Event Rental Companies

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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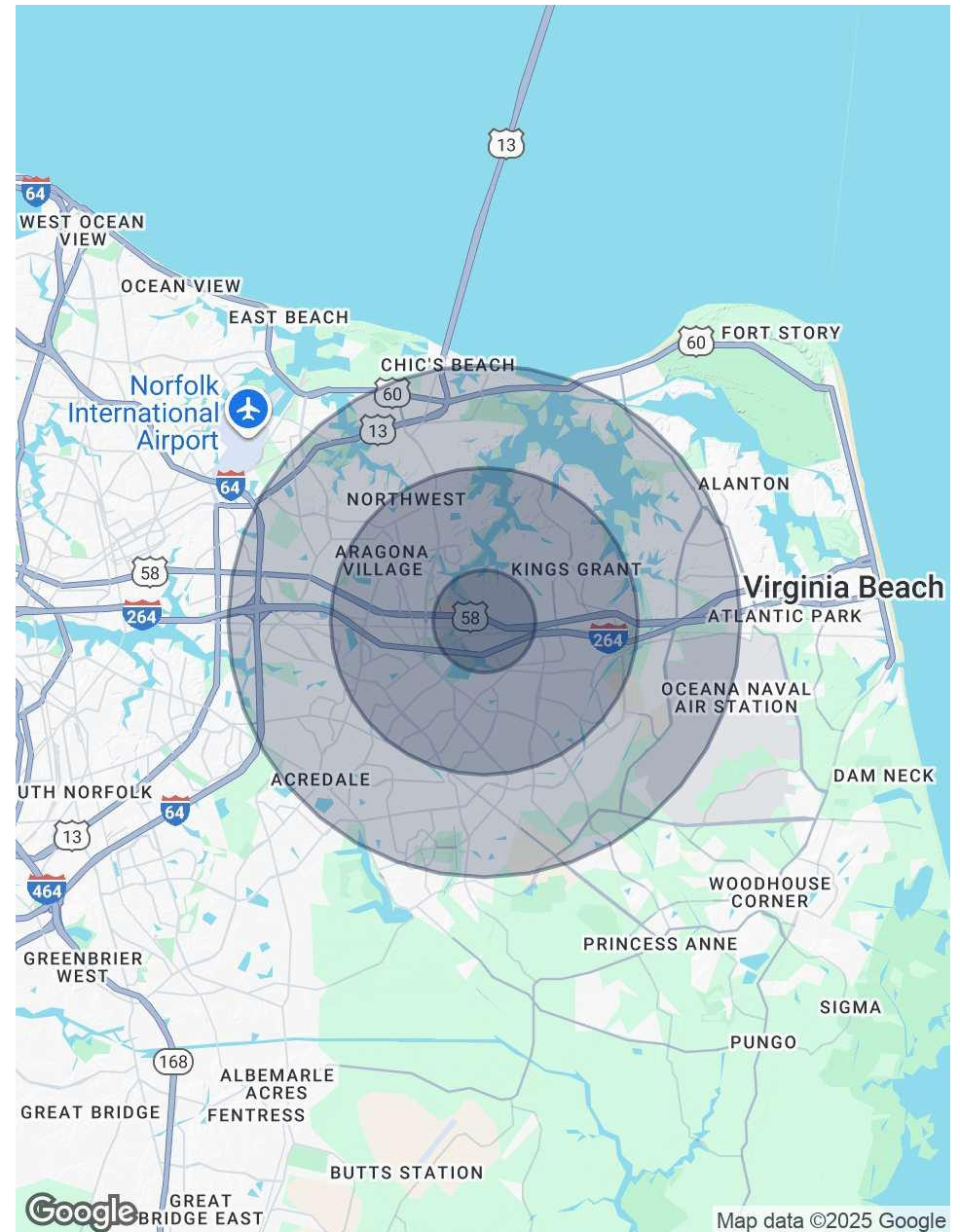


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,448	127,128	281,884
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,847	51,025	111,300
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$91,487	\$99,511	\$105,449
Average House Value	\$360,091	\$360,090	\$382,584

Demographics data derived from [AlphaMap](#)



CONTACT INFORMATION

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