



FOR SALE

315 S. Rosemont Road
Virginia Beach, VA 23452

Rare development opportunity in the centrally located Rosemont Rd corridor between Town Center, Pembroke Square, and Lynnhaven Mall.

FOR MORE INFORMATION:

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PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451
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315 S. ROSEMONT ROAD

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- ± 5.43 Acres
- ± 10,028 SF existing religious facility
 - ± 178 seat sanctuary
 - Kitchen, meeting room, classrooms, and 4 restrooms
- ± 705' of road frontage on Rosemont Rd
- Built in 1971
- Property serviced by 2 traffic signals
- Appx. 28K + cars daily
- Zoned R75

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	41,034	173,431	356,523
MEDIAN HH INCOME	\$72,077	\$84,386	\$89,070
DAYTIME EMPLOYEES	33,252	138,350	284,606

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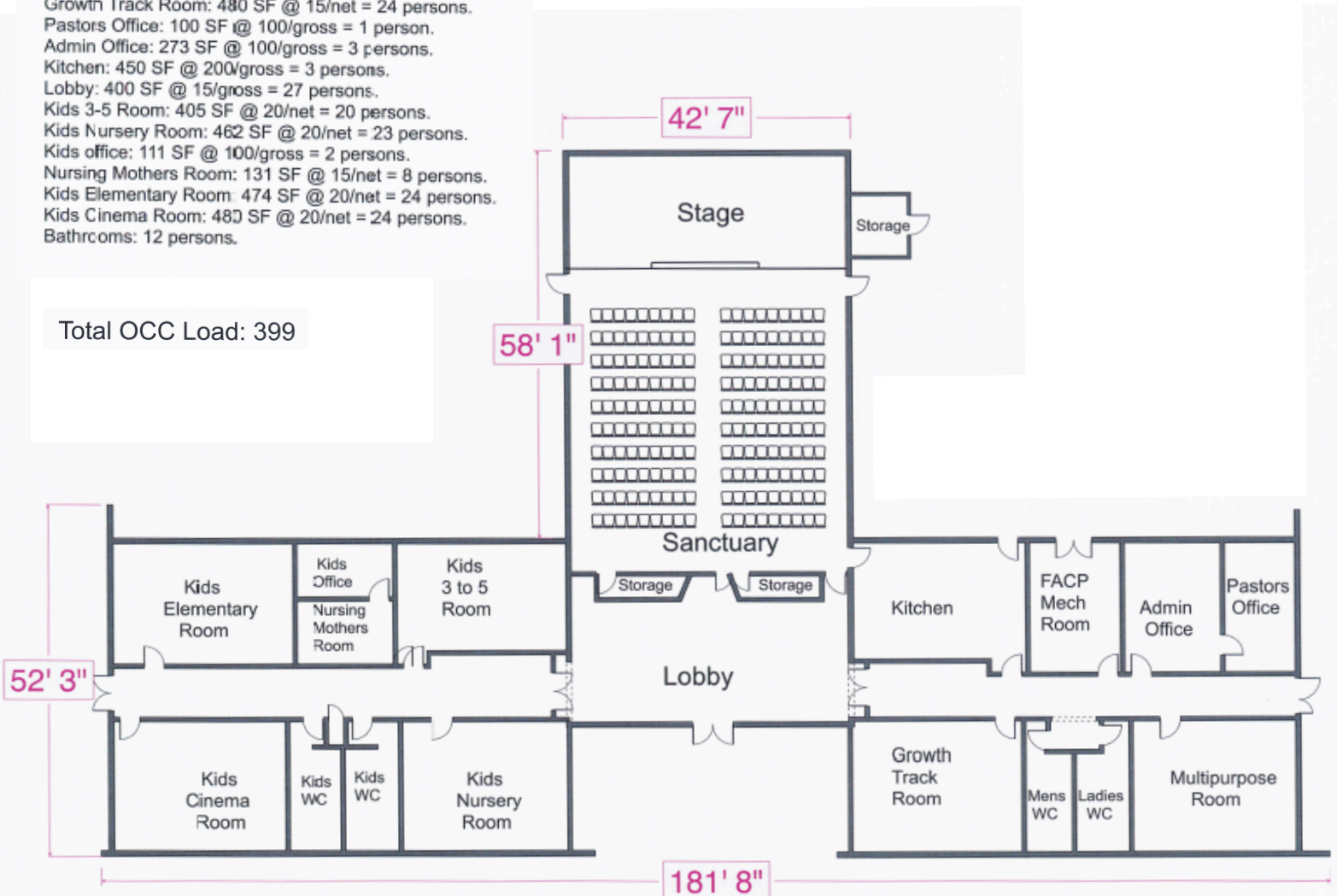
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FLOOR PLAN

Building Total Square Footage: = 9,653 SF.
Sanctuary: 1,252 SF (chairs only) @ 7/net = 179 persons.
Stage: 380 SF @ 15/net = 25 persons.
Multipurpose Room: 462 SF @ 20/net = 23 persons.
Mechanical Room: 256 SF @ 300/gross = 1 person.
Growth Track Room: 480 SF @ 15/net = 24 persons.
Pastors Office: 100 SF @ 100/gross = 1 person.
Admin Office: 273 SF @ 100/gross = 3 persons.
Kitchen: 450 SF @ 200/gross = 3 persons.
Lobby: 400 SF @ 15/gross = 27 persons.
Kids 3-5 Room: 405 SF @ 20/net = 20 persons.
Kids Nursery Room: 462 SF @ 20/net = 23 persons.
Kids office: 111 SF @ 100/gross = 2 persons.
Nursing Mothers Room: 131 SF @ 15/net = 8 persons.
Kids Elementary Room: 474 SF @ 20/net = 24 persons.
Kids Cinema Room: 480 SF @ 20/net = 24 persons.
Bathrooms: 12 persons.

Total OCC Load: 399



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ADDITIONAL PHOTOS



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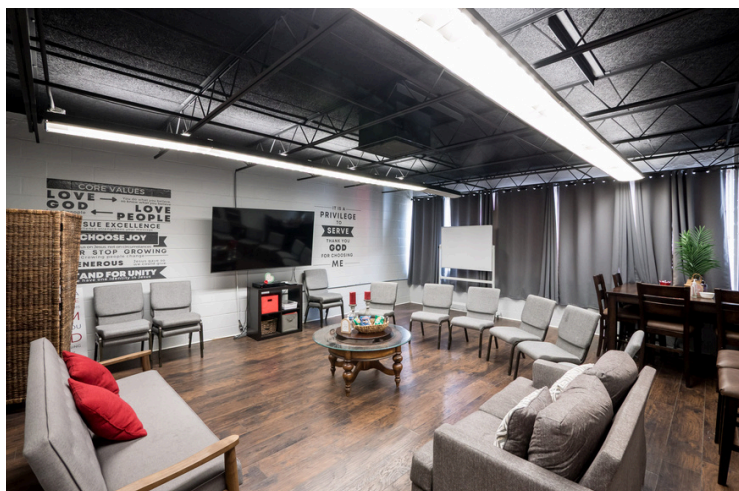
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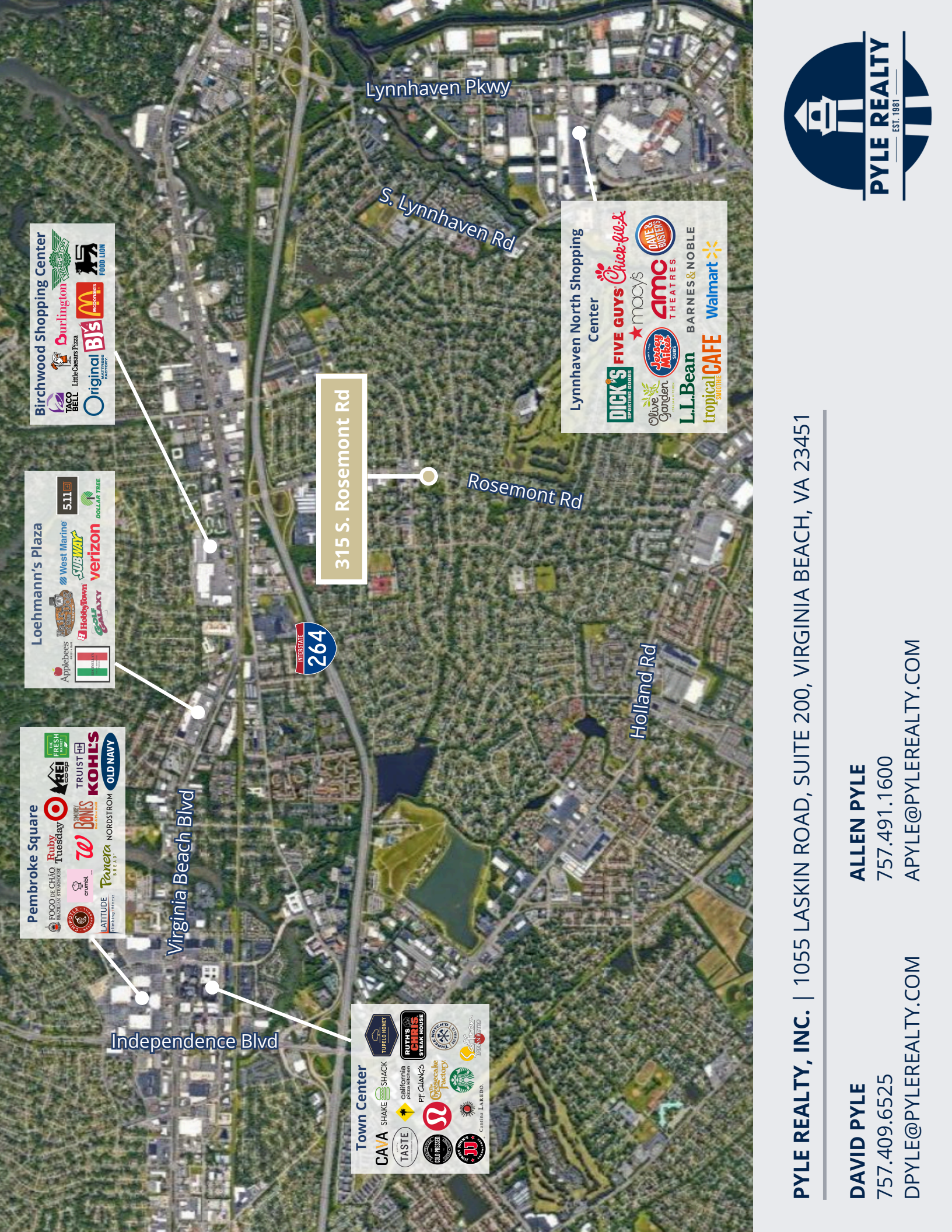
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Independence Blvd

Virginia Beach Blvd



315 S. Rosemont Rd

Rosemont Rd

Holland Rd

Lynnhaven Pkwy

S. Lynnhaven Rd

Pembroke Square

- FOCO DE CHIAO
- RUBY Tuesday
- TRUIST
- BONNIE'S
- NORSTROM
- OLD NAVY
- LAITUDE
- PARERA BEER
- CRUMB
- FRESH
- MEI

Loehmann's Plaza

- Applicabess
- 5.11
- West Marine
- SUBWAY
- verizon
- TracyDown
- SLAXY
- DOLLAR TREE

Birchwood Shopping Center

- TACO BELL
- Little Caesars Pizza
- Original BJs
- McDonald's
- Durlington
- FOOD LION

Town Center

- CAVA
- SHAKE SHACK
- TUPELO RIVER
- RUTH'S CHRIS STEAK HOUSE
- Starbucks
- PF CHANG'S
- Chocolate Factory
- Starbucks
- Carolina LAREDO
- TASTE
- OLD PRESS
- JJ

Lynnhaven North Shopping Center

- DICK'S SPORTING GOODS
- FIVE GUYS
- Chick-fil-A
- macy's
- amc THEATRES
- BARNES & NOBLE
- walmart
- Joey's MEATS
- Olive Garden
- L.L.Bean
- tropical CAFE
- DAVE'S BISTERS

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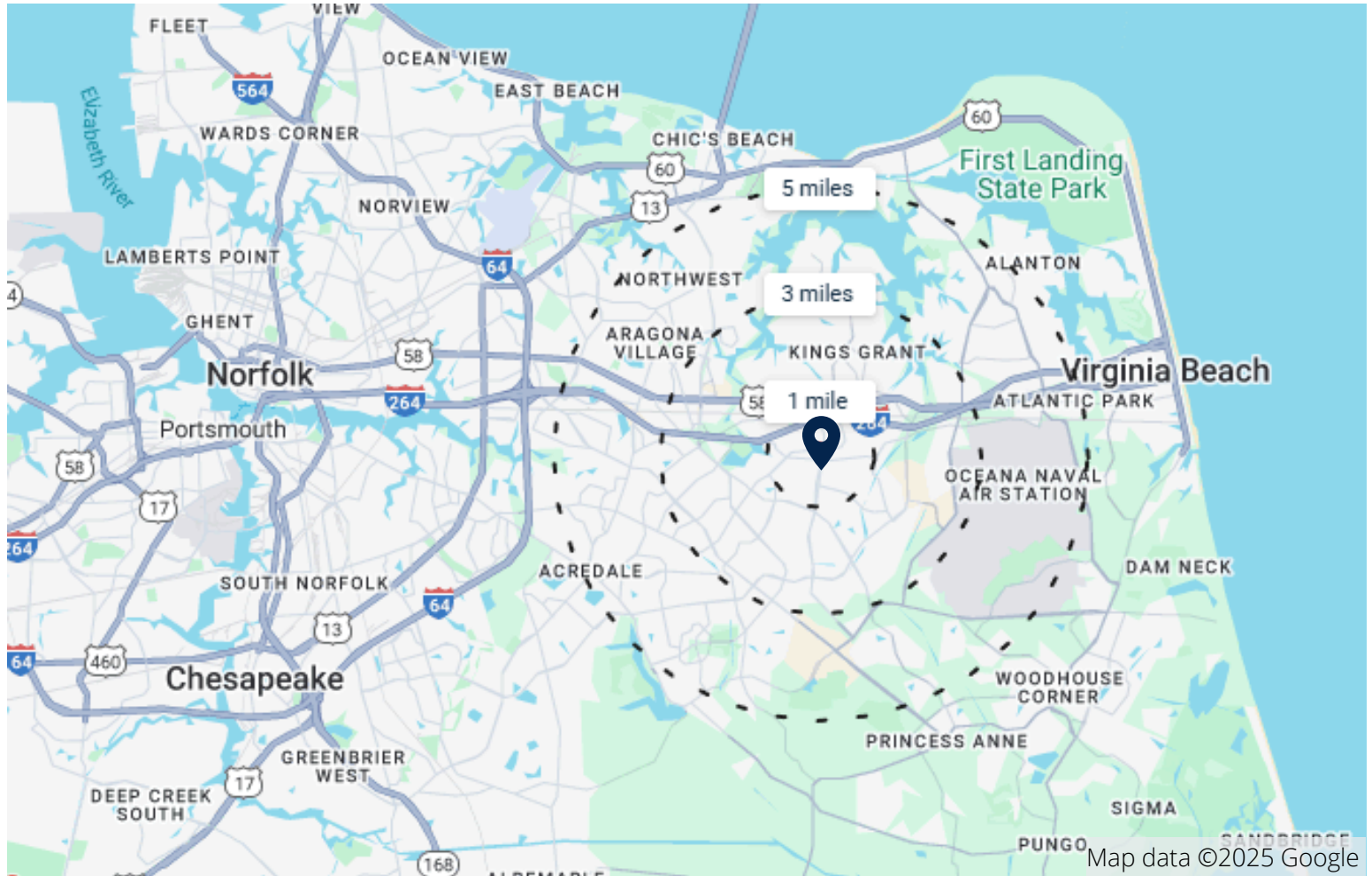


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MAP & STATISTICS



Map data ©2025 Google



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