

**FOR
LEASE**



1453 KEMPSVILLE RD

**Lease Rate:
\$24.00 SF/yr**

PROPERTY OVERVIEW

Single-story office building located just south of the intersection of Kempsville Rd and Indian River Road. Great location near banking, restaurants and retail. Located just 2 miles from I-64.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	5,907	44,359	112,655
Population:	15,475	117,554	289,779
Avg HH Income:	\$110,818	\$110,916	\$102,331

PROPERTY HIGHLIGHTS

- Zoned O-2 (No personal services)
- High traffic count 65,104 VPD on Indian River Rd
- Many shops and restaurants nearby in the Kemps River Crossing area
- Monument signage on Kempsville Rd offering tenant drive-by visibility
- Ample parking

AVAILABLE SPACES

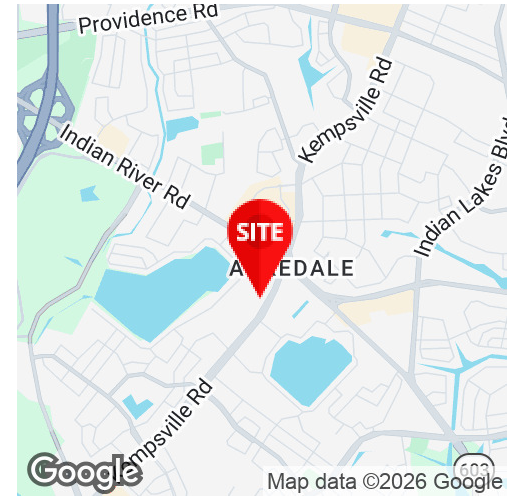
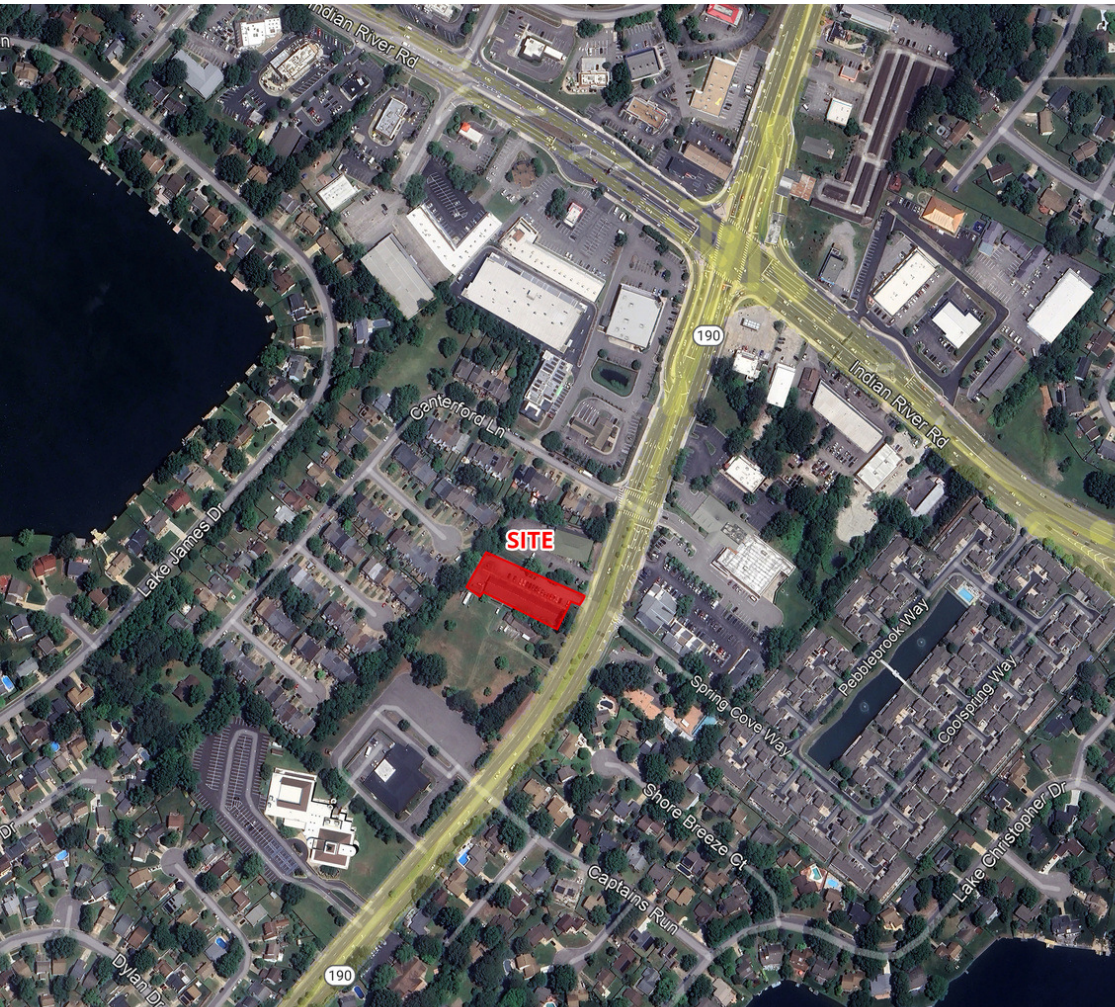
Suite 104/105

2,000 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
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