

**FOR LEASE**

2408 PRINCESS ANNE ROAD  
Virginia Beach, VA 23456



**S.L. NUSBAUM**  
REALTY CO.

**AVAILABLE MAY 1, 2025**



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# EXECUTIVE SUMMARY

2408 PRINCESS ANNE ROAD

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## OFFERING SUMMARY

Lease Rate:	\$2,650.00 per month (NNN)
Building Size:	1,200 SF
Zoning:	B2
Submarket:	Princess Anne

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,710	39,373	121,594
Total Households	1,390	13,117	42,610
Average HH Income	\$135,711	\$142,147	\$124,091

## PROPERTY OVERVIEW

1,200 SF ideal for professional firms such as Law Firm, CPA, Dentist, Insurance Agency or Service Retailer. Located directly across from Virginia Beach Municipal Center which employs approximately 7,000 employees. Private off-street parking lot. Monument signage at street. Tenants in immediate proximity: Virginia Beach municipal employees credit union, McDonalds, Enterprise, and Shell.

## PROPERTY HIGHLIGHTS

- Prime location on Princess Anne Road in Virginia Beach
- High visibility and easy access from the road
- Spacious and well-maintained interior with modern finishes
- Ample parking for tenants and visitors
- Versatile floor plan to accommodate different business needs
- Proximity to major highways and transportation routes
- Professional management and maintenance of the property
- Surrounding amenities and businesses for increased foot traffic
- Strong potential for a variety of commercial uses

# SURROUNDING RETAIL

2408 PRINCESS ANNE ROAD

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

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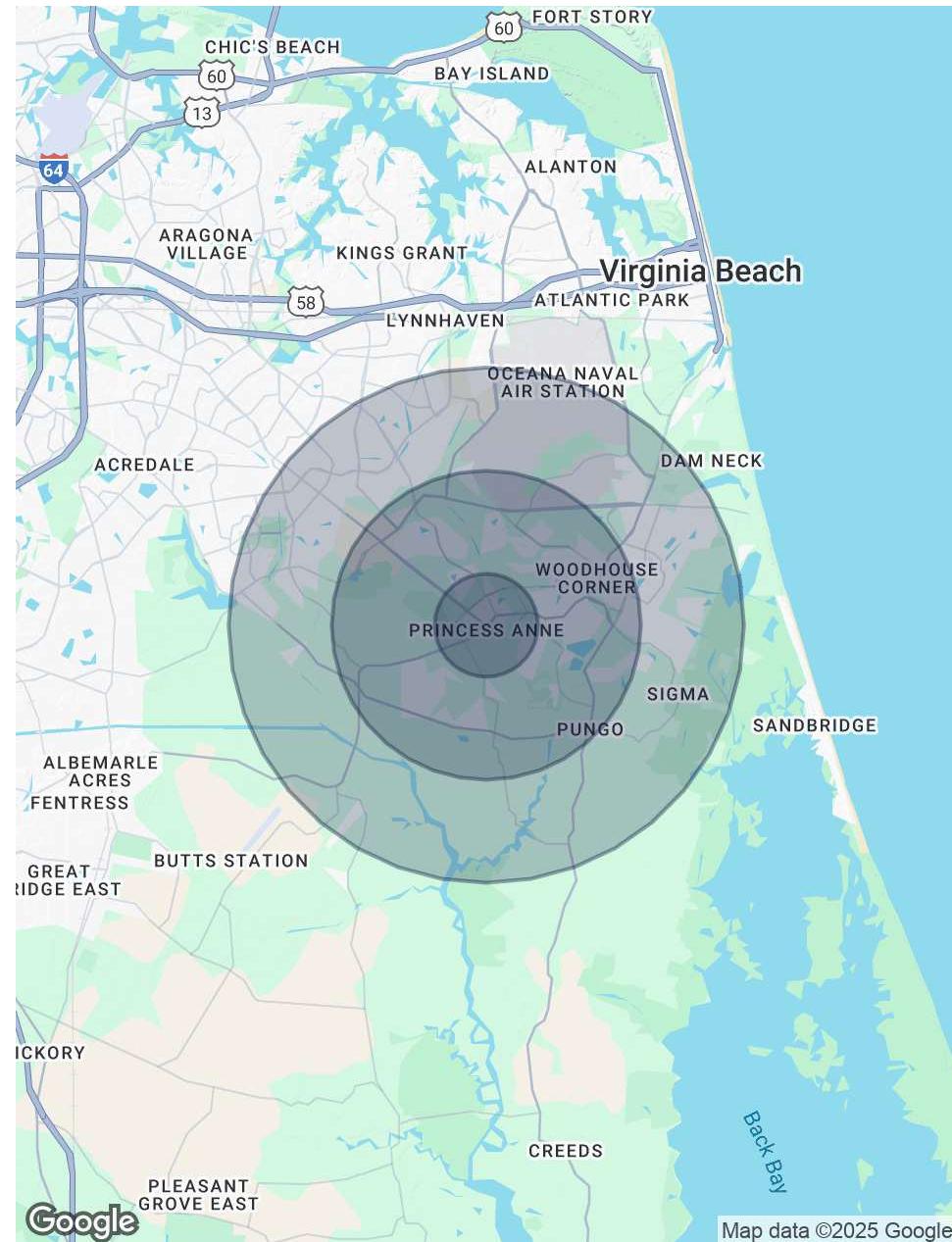


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,710	39,373	121,594
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,390	13,117	42,610
# Of Persons Per HH	3.4	3	2.9
Average HH Income	\$135,711	\$142,147	\$124,091
Average House Value	\$530,811	\$501,470	\$416,942

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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