

# FOR SALE

Oceanfront Commercial in the Artery District  
3000 Baltic Avenue, Virginia Beach, VA



## ABOUT PROPERTY

- 2,550 square foot commercial building
- 0.31 acre
- Prime Signalized Corner with two curb cuts
- Traffic Counts: 8,500 VPD on Baltic Ave. & 6,192 VPD on 30<sup>th</sup> St.
- 20 parking spaces
- Recently Painted Roof and New Gutters

## BUSINESS RELOCATING

- Recently Seal Coated and Striped Parking Lot
- New T-5 Interior Lights
- 220 amp, 3-phase Electrical Service
- Currently operating as a print shop (Manufacturing use)
- Zoned OR (STR-OR)
- Asking Price: \$1,800,000

### FOR MORE INFORMATION:

**BOBBY BEASLEY, III, SIOR**

757.640.8241

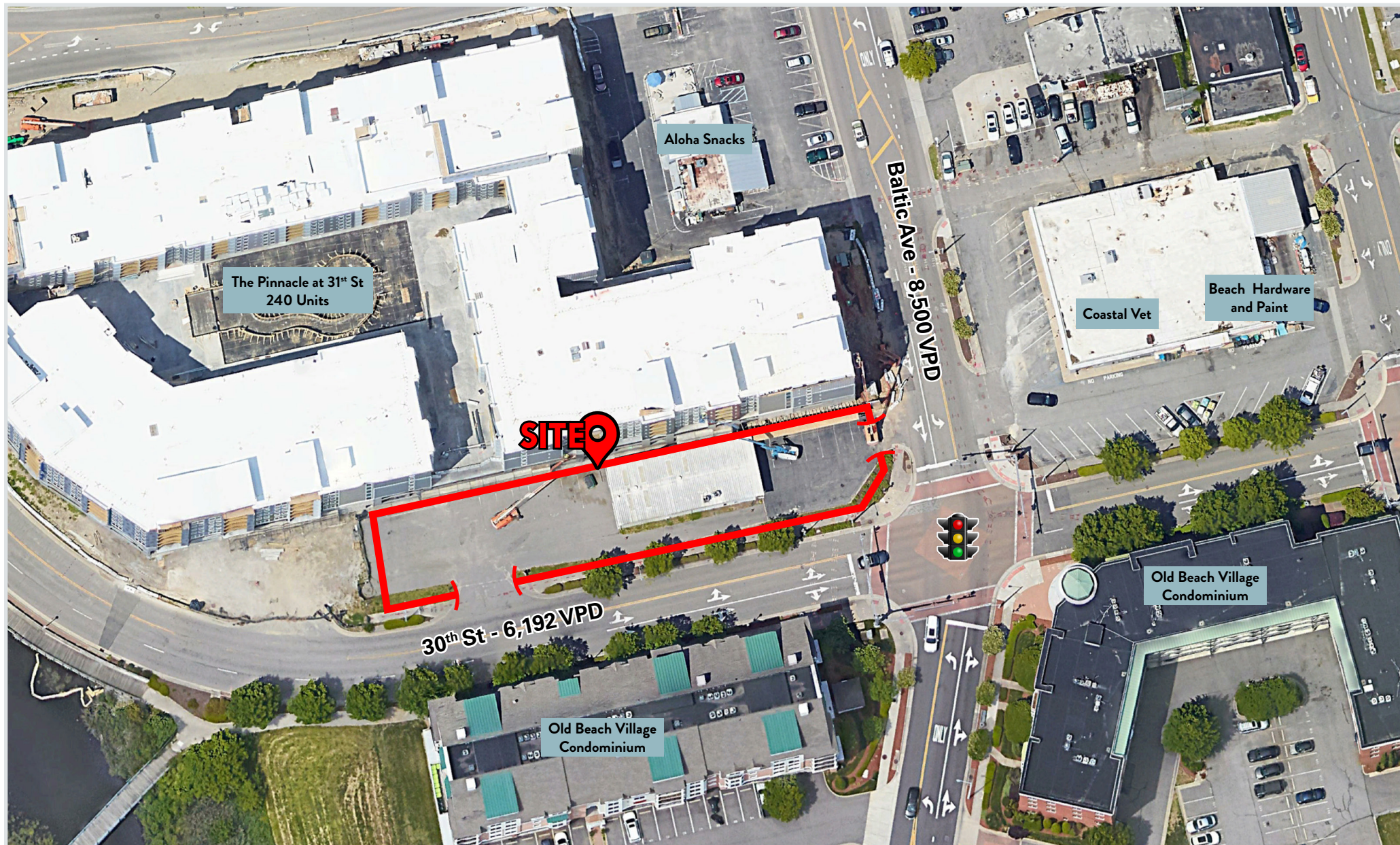
[BobbyBeasley3@HarveyLindsay.com](mailto:BobbyBeasley3@HarveyLindsay.com)

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# AERIAL VIEW

3000 Baltic Avenue, Virginia Beach, VA



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# PHOTOS

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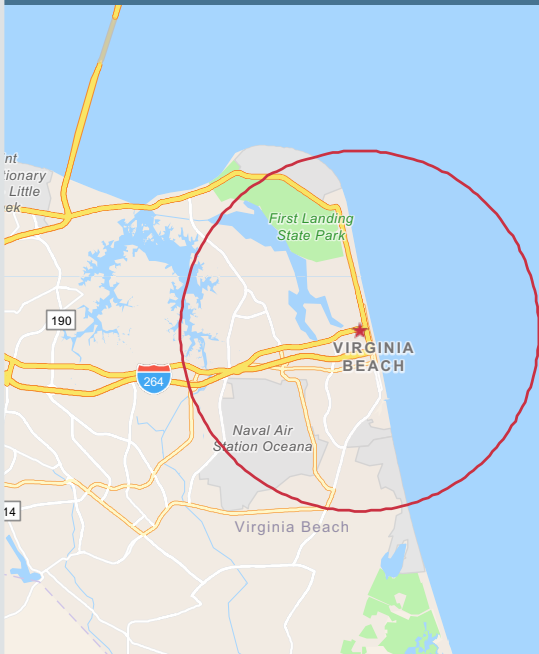
# DEMOGRAPHICS

3000 Baltic Avenue, Virginia Beach, VA

## DEMOGRAPHIC PROFILE

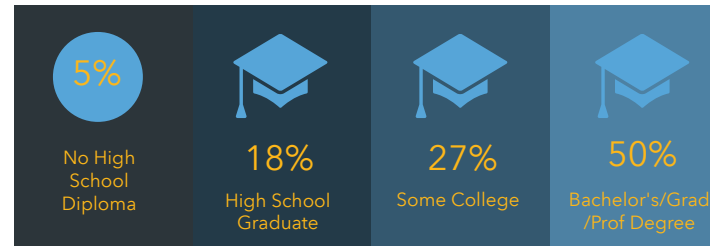
3000 Baltic Ave, Virginia Beach, Virginia, 23451 4

Ring of 5 miles

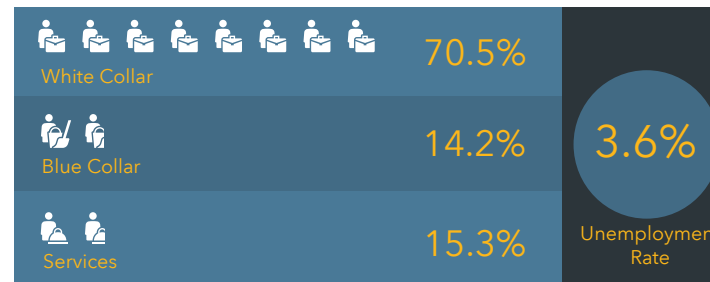


This infographic contains data provided by Esri.  
The vintage of the data is 2025, 2030  
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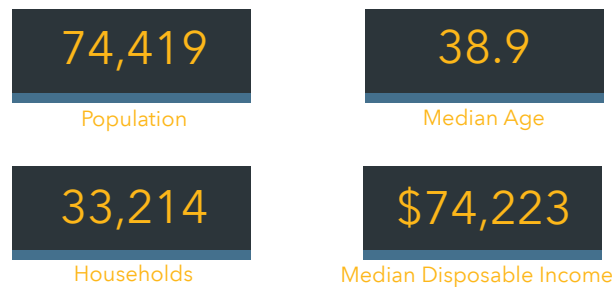
### EDUCATION



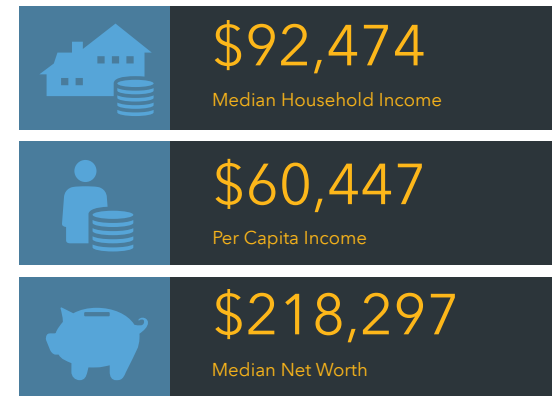
### EMPLOYMENT



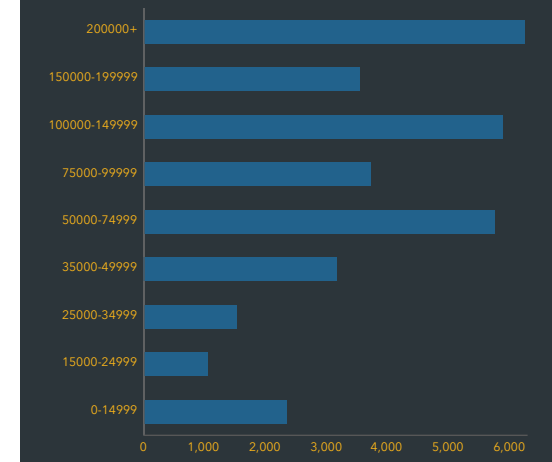
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



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