

FLEX SPACE FOR LEASE

3440 CHANDLER CREEK RD
Virginia Beach, VA 23453



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

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EXECUTIVE SUMMARY

3440 CHANDLER CREEK RD
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Building Photo | Front



Building Photo | Rear

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	18,453 SF
Lot Size:	1.01 AC
Available SF:	5,000 SF
Year Built:	2005
Zoning:	I1 (Light Industrial)

PROPERTY OVERVIEW

Last Space Remaining - 5,000 SF of turnkey office/warehouse space is available for lease in Rosemont Commerce Park.

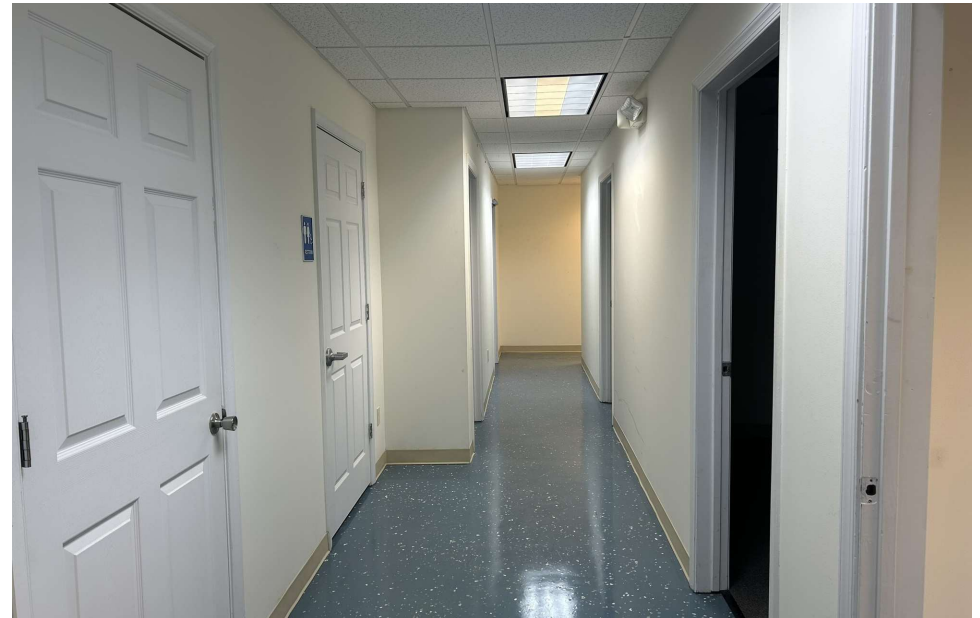
SPACE	LEASE RATE	SPACE SIZE	SPACE BREAKDOWN
Suite 101	\$13.50/SF, NNN	5,000 SF	<ul style="list-style-type: none">• 22' ceiling height• 12'x14' grade-level door• 3-phase electric• 10 private offices• High-gloss epoxy overlay on warehouse floor• Front & rear parking

SUITE 101

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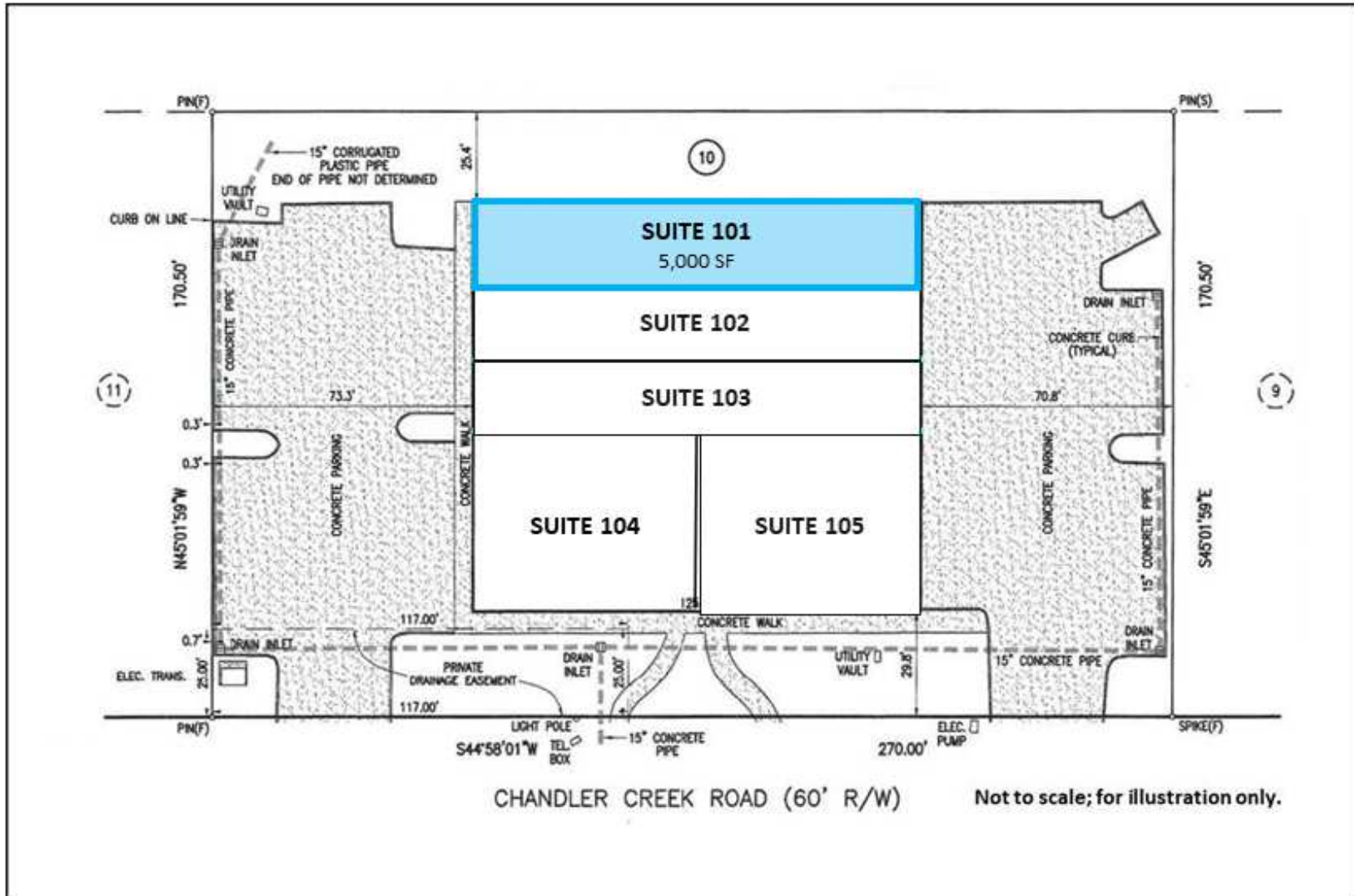


SITE PLAN

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LOCATION MAP

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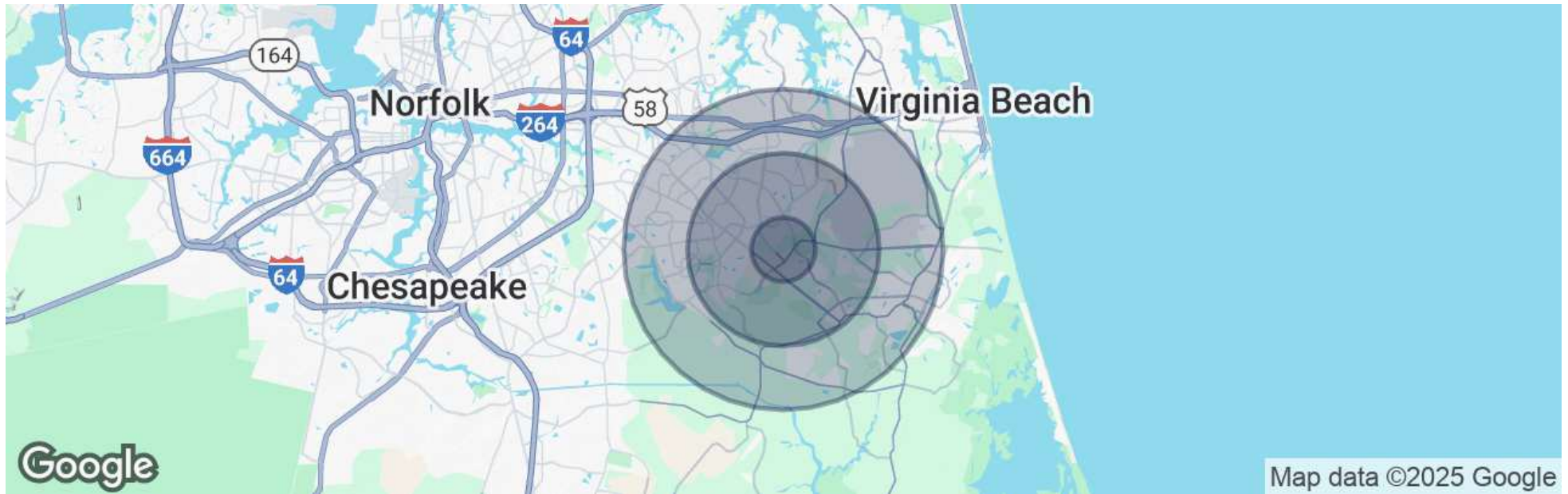


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,889	93,781	216,719
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,899	33,395	80,715
# Of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$117,963	\$109,584	\$111,724
Average House Value	\$370,732	\$350,236	\$371,609

Demographics data derived from AlphaMap

CONTACT INFORMATION

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