

FOR LEASE

Lakeshore Medical & Dental Center
700 Independence Circle, Virginia Beach, VA 23455



WATERFRONT MEDICAL OFFICE BUILDING

- Available
Suite 2C & 2D combined - 2,827 SF
Suite 2A - Available 2/1/2027
- 17,353 square foot medical office building on 1.43 acres
- All units in building offer a water view
- Monument signage
- Property located just moments away from the Virginia Beach and Pembroke Town Center
- Generous parking allocations
- LEASE RATE: Call Broker for Pricing**



DEMOGRAPHICS 5 MILES (ESRI, 2025)



For more information:
ROB SULT, CCIM
757.640.8205
RobSult@HarveyLindsay.com

MICHAEL ALLEN, CCIM
Call or Text 757.952.6660
MichaelAllen@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

INTERIOR PHOTOS

700 Independence Circle, Virginia Beach, VA

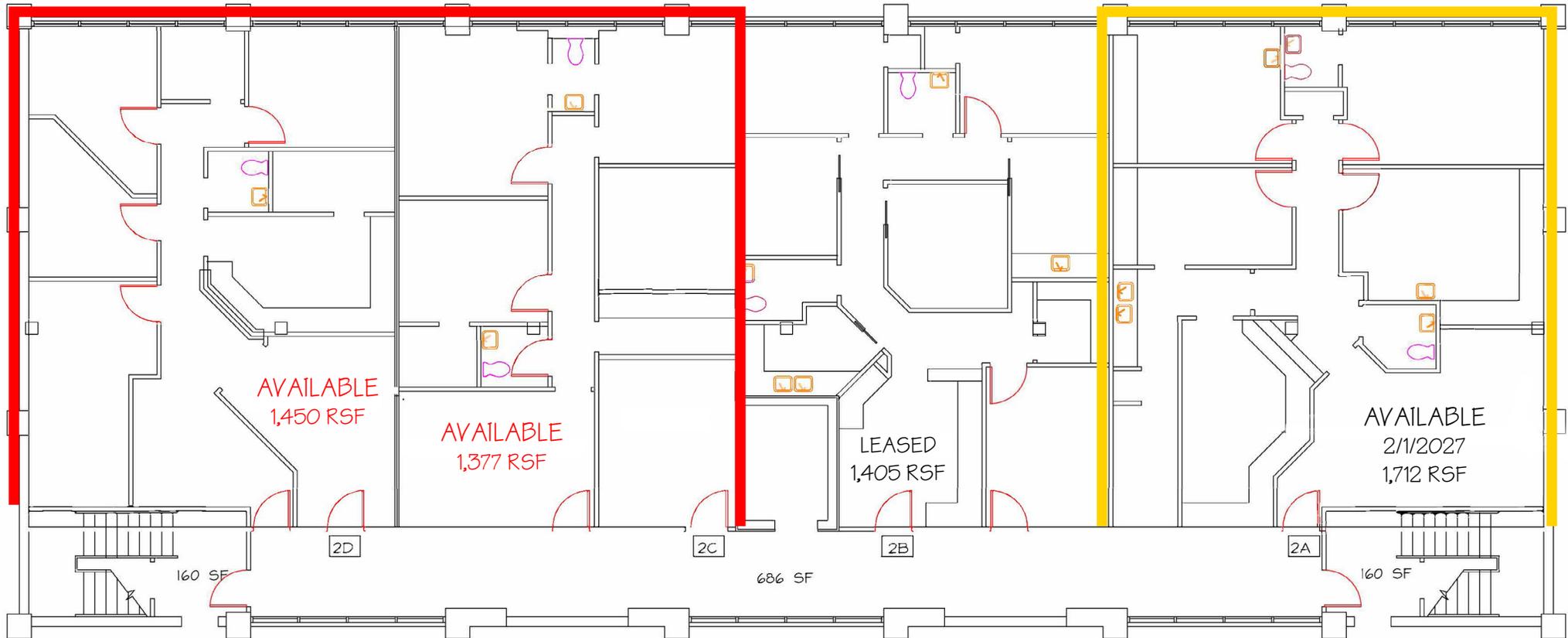


FLOOR PLAN

700 Independence Circle, Second Floor

COMBINED: 2,827 RSF

SUITE 2A: 1,712 RSF

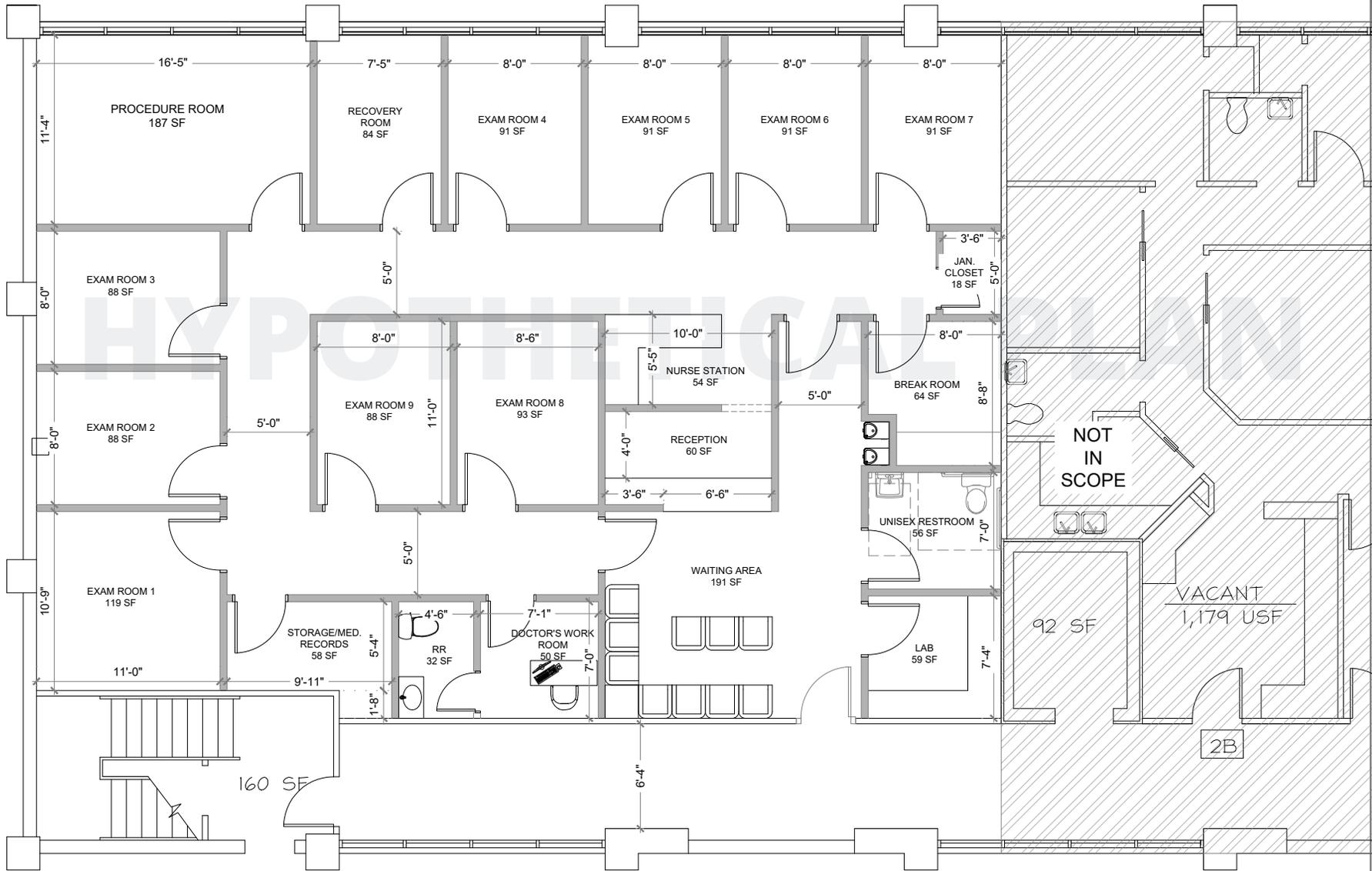


SECOND FLOOR PLAN

700 INDEPENDENCE BLVD., VIRGINIA BEACH, VA

FLOOR PLAN

700 Independence Circle, Suite 2C & 2D | 2,827 Sq. Ft.



SUITE 2C & 2D / HYPOTHETICAL LAYOUT

TOTAL PROPOSED AREA - 2,827 RSF

LEGEND	
	EXISTING WALL
	NEW WALL

Cuboid Architecture
 337 EDWIN DRIVE, SUITE 200,
 VIRGINIA BEACH 23462, VA
 TELEPHONE: (757) 962-0223
 cuboid@aol.com

SEAL

RAM SURENDREN ARCHITECT
 LICENSE NUMBER: 0401010259

05/29/25
 DATE

05/29/25
 PROJECT NUMBER
 048-0205

700 INDEPENDENCE BLVD,
 VIRGINIA BEACH, VA
 SUITE 2C AND 2D

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS

SCHEMATIC LAYOUT

1 FLOOR PLAN
 3/8"=1'-0" NOTE

RETAIL MAP

700 Independence Circle, Virginia Beach, VA

SENTARA
INDEPENDENCE
MEDICAL CENTER

MEDICAL OFFICE
BUILDING FOR LEASE

INDEPENDENCE BLVD

Walmart
Wegmans Office DEPOT
Pet Paradise SENTARA

TARGET KOHL'S FLOOR DECOR
THE FRESH MARKET REI
NORDSTROM rack LATITUDE

PEMBROKE SQUARE

VIRGINIA BEACH BLVD

TOWN CENTER

RUTH'S CHRIS STEAK HOUSE
APEX ENTERTAINMENT
Hilton Garden Inn
The Cheesecake Factory
Funny Bone BARNES & NOBLE

EXIT 17A

For more information:
ROB SULT, CCIM
757.640.8205
RobSult@HarveyLindsay.com

MICHAEL ALLEN, CCIM
Call or Text 757.952.6660
MichaelAllen@HarveyLindsay.com

825 Diligence Drive • Suite 114
Newport News, Virginia 23606
757-873-2020
www.HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE



DEMOGRAPHICS

1-3-5 Mile Radius

700 Independence Cir. | Virginia Beach, VA 23452

2025 SUMMARY	1-Mile	3-Mile	5-Mile
Population	11,989	112,082	257,140
Households	4,804	46,480	104,838
Families	3,196	29,039	66,471
Average Household Size	2.49	2.38	2.42

2025 INCOME	1-Mile	3-Mile	5-Mile
Median HH Income	\$87,495	\$81,515	\$84,625
Average HH Income	\$115,038	\$113,174	\$115,033

2025 BUSINESSES	1-Mile	3-Mile	7-Mile
Total Businesses	469	5,350	11,960
Total Employees	4,842	57,317	131,929



POPULATION

257,140 (within 5 miles)



AVG. INCOME

\$115,033 (within 5 miles)

