

5305 – 5325 CLEVELAND STREET

Virginia Beach, VA 23462

FOR LEASE FLEX OFFICE / WAREHOUSE



CUSHMAN &
WAKEFIELD

THALHIMER

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The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
757 499 2900 | thalhimer.com

Office / Warehouse
Near Virginia Beach
Town Center

PROPERTY AERIAL



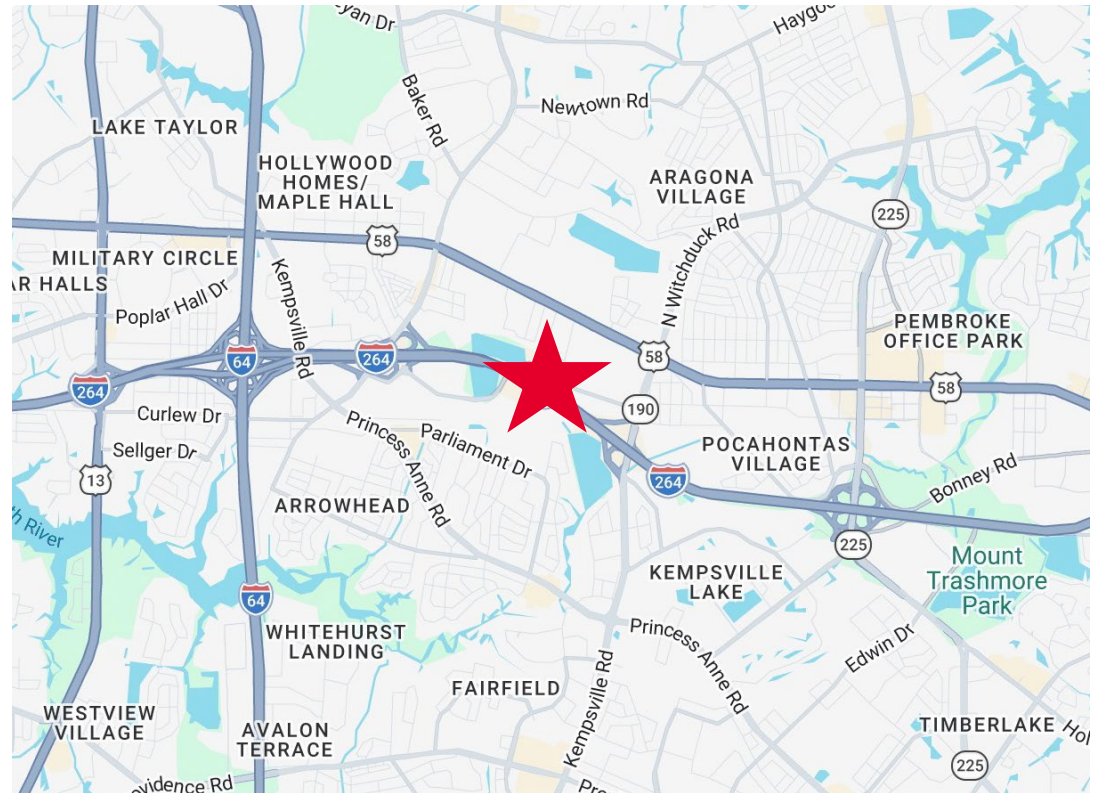
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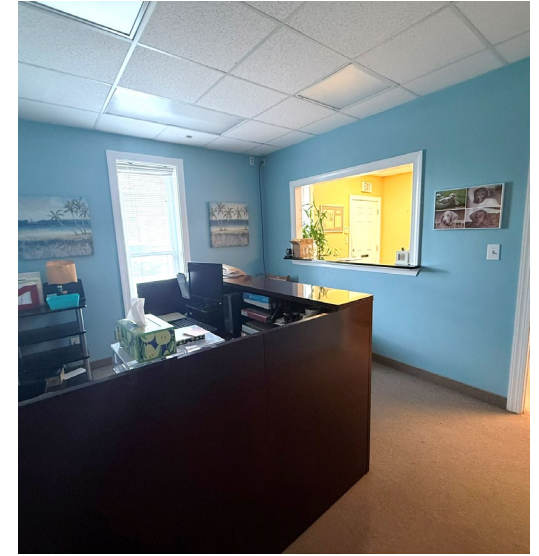
PROPERTY DETAILS

SPECIFICATIONS	
LOCATION	5305 Cleveland Street
SF AVAILABLE	4,900 SF Suite 104 -105
OFFICE/WAREHOUSE	60/40
CONSTRUCTION	Masonry
YEAR BUILT	1983
COLUMN SPACING	Clear Span
ELECTRICAL SYSTEMS	Single-phase
CLEAR HEIGHT	12'
LOADING	Two (2) 10'w x 10'h grade-level doors
ZONING	I-1, Light Industrial
LEASE RATE	\$13.00 PSF, NNN
OPEX	\$2.48 PSF
OCCUPANCY	Immediate

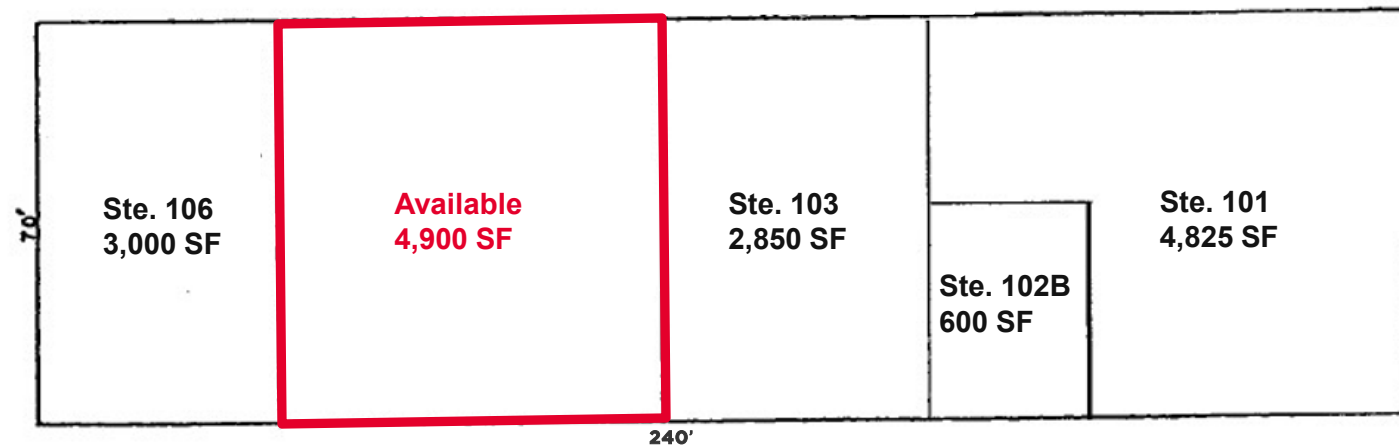


2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,739	120,518	307,706
Households	5,083	49,820	123,329
Avg. Household Income	\$88,859	\$101,461	\$107,385
Education (HS Graduate/College)	19.1%	23.0%	22.8%

PROPERTY PHOTOS



SITE PLAN

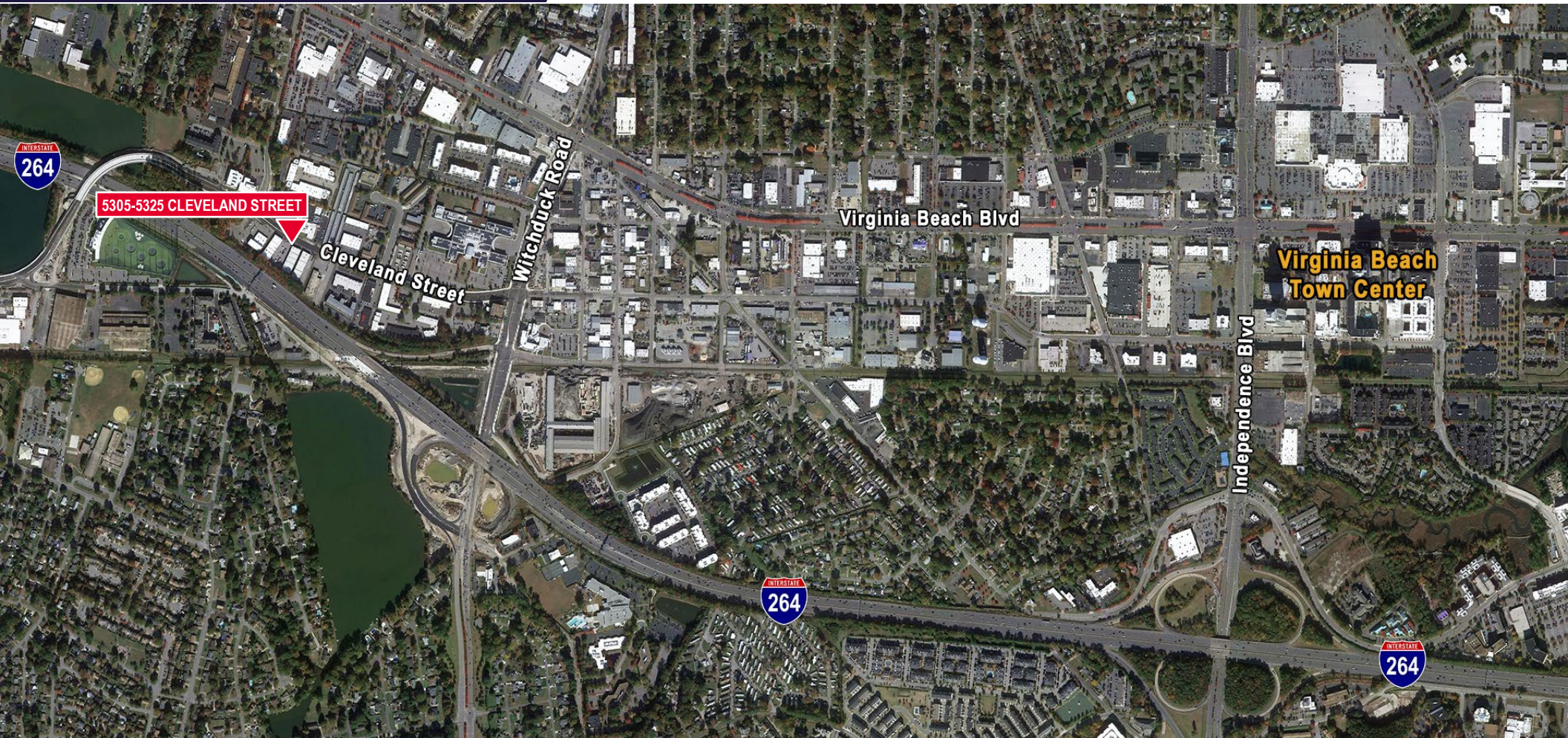


*NOT TO SCALE

LOCATION MAP



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