



OFFICE SPACE FOR LEASE

1446 KEMPSVILLE ROAD

VIRGINIA BEACH, VA 23464



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	859 - 2,432 SF
Lease Rate:	\$22.00 SF/yr (Net of electric and janitorial)
Building Size:	5,826 SF

AVAILABLE SPACES SF

Suite 202	859 - 2,432 SF
Suite 204	1,573 - 2,432 SF

PROPERTY OVERVIEW

Single-story office building located in a three building office park. This building is located just south of the intersection of Kempsville Rd and Indian River Road. Great location near banking, restaurants and retail. Located just 2 miles from I-64.

PROPERTY HIGHLIGHTS

- High traffic count 65,104 VPD on Indian River Rd
- Many shops and restaurants nearby in the Kemps River Crossing area
- Monument signage on Kempsville Rd offering tenant drive-by visibility
- Ample parking

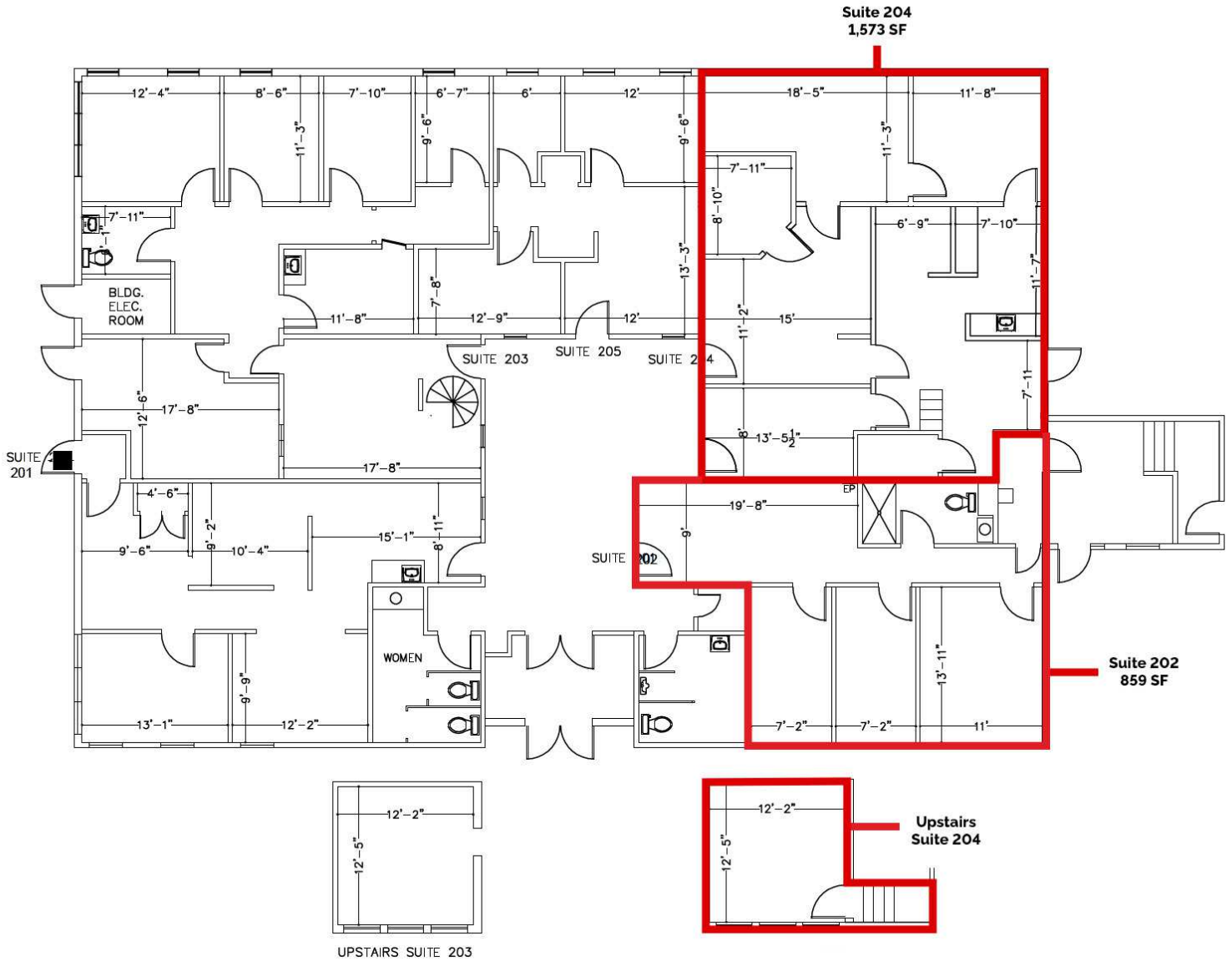
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,460	46,854	115,085
Total Population:	16,993	124,898	296,114
Average HH Income:	\$109,828	\$109,538	\$98,956

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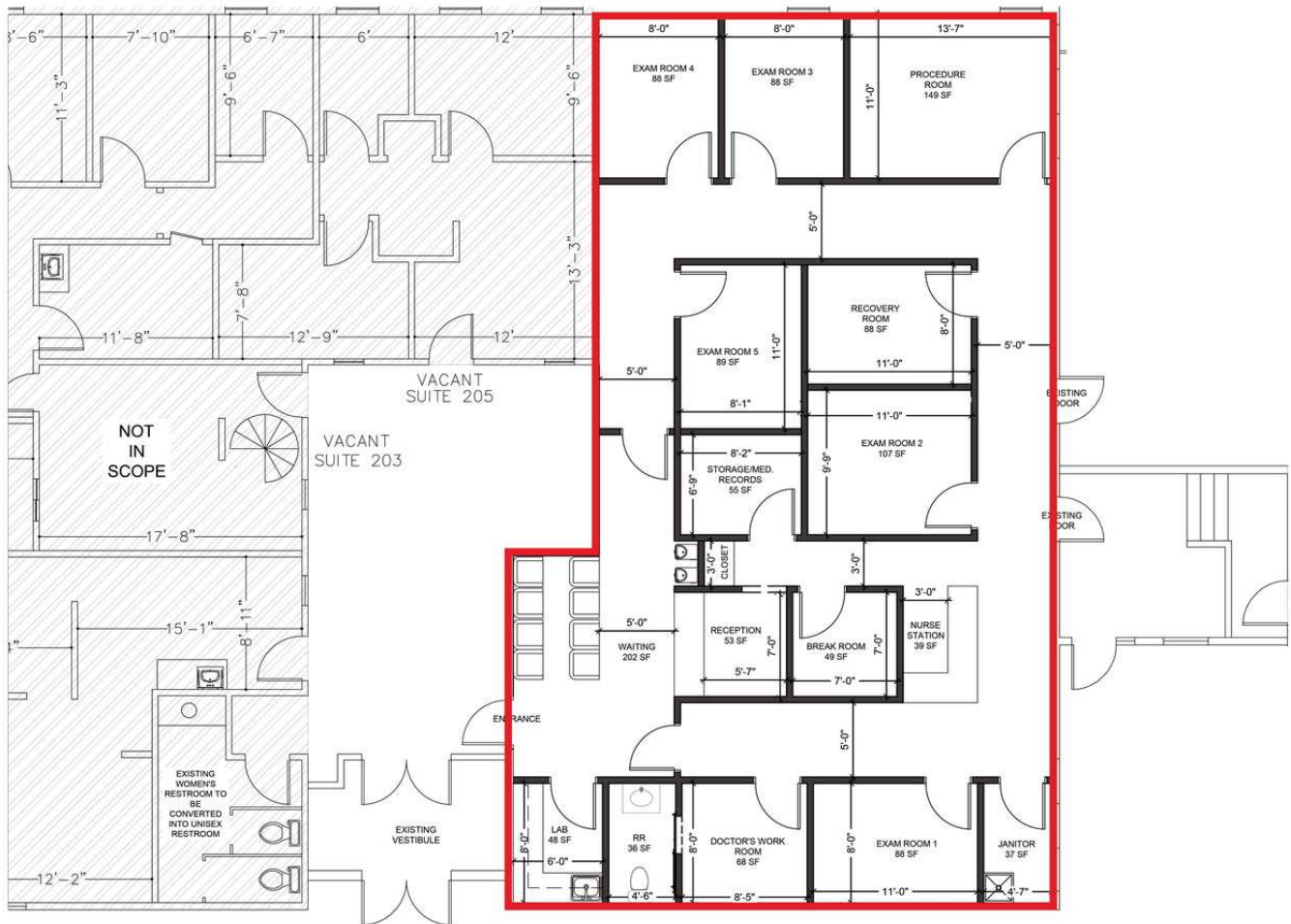
SUITE 202 & 204

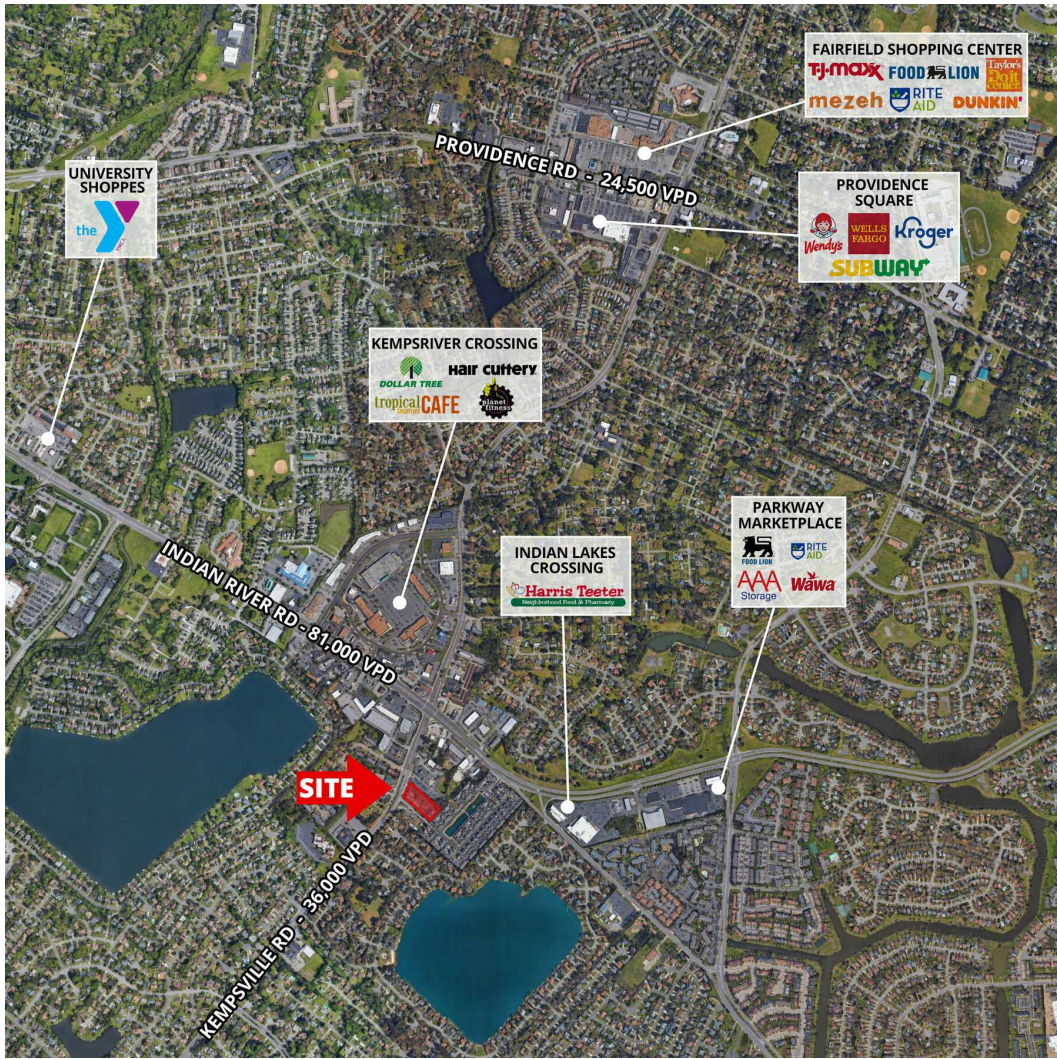


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CONCEPT PLAN | SUITE 202/204 | 2,432 SF





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