



**OFFICE SPACE FOR LEASE**

**1446 KEMPSVILLE ROAD**

VIRGINIA BEACH, VA 23464



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VIRGINIA BEACH, VA 23464

## PROPERTY OVERVIEW



### OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Available SF:</b>  | 1,573 SF                                       |
| <b>Lease Rate:</b>    | \$22.00 SF/yr (Net of electric and janitorial) |
| <b>Building Size:</b> | 5,826 SF                                       |

### AVAILABLE SPACES **SF**

|           |          |
|-----------|----------|
| Suite 204 | 1,573 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

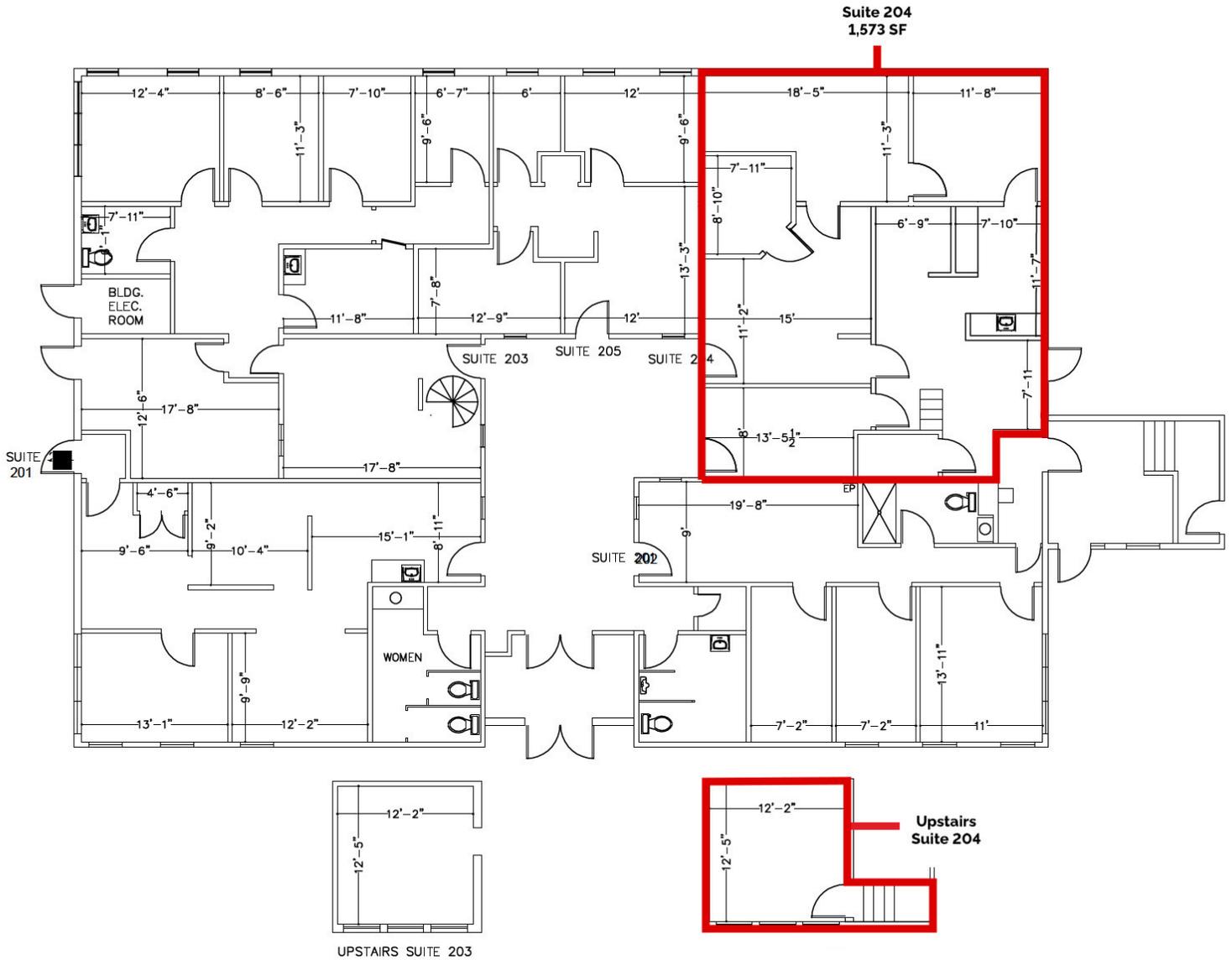
### DEMOGRAPHICS

|                    | 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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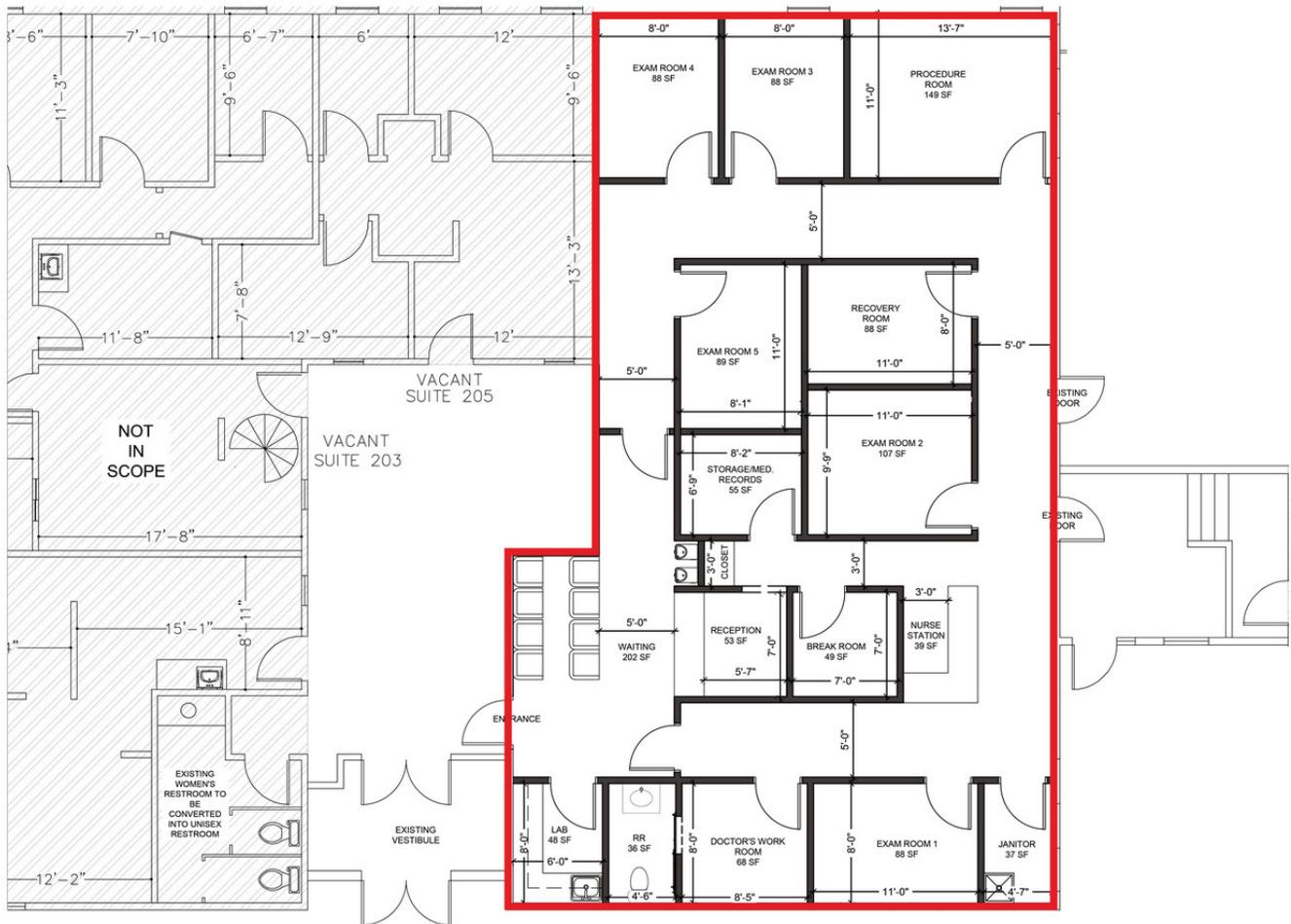
SUITE 204 | 1,573 SF

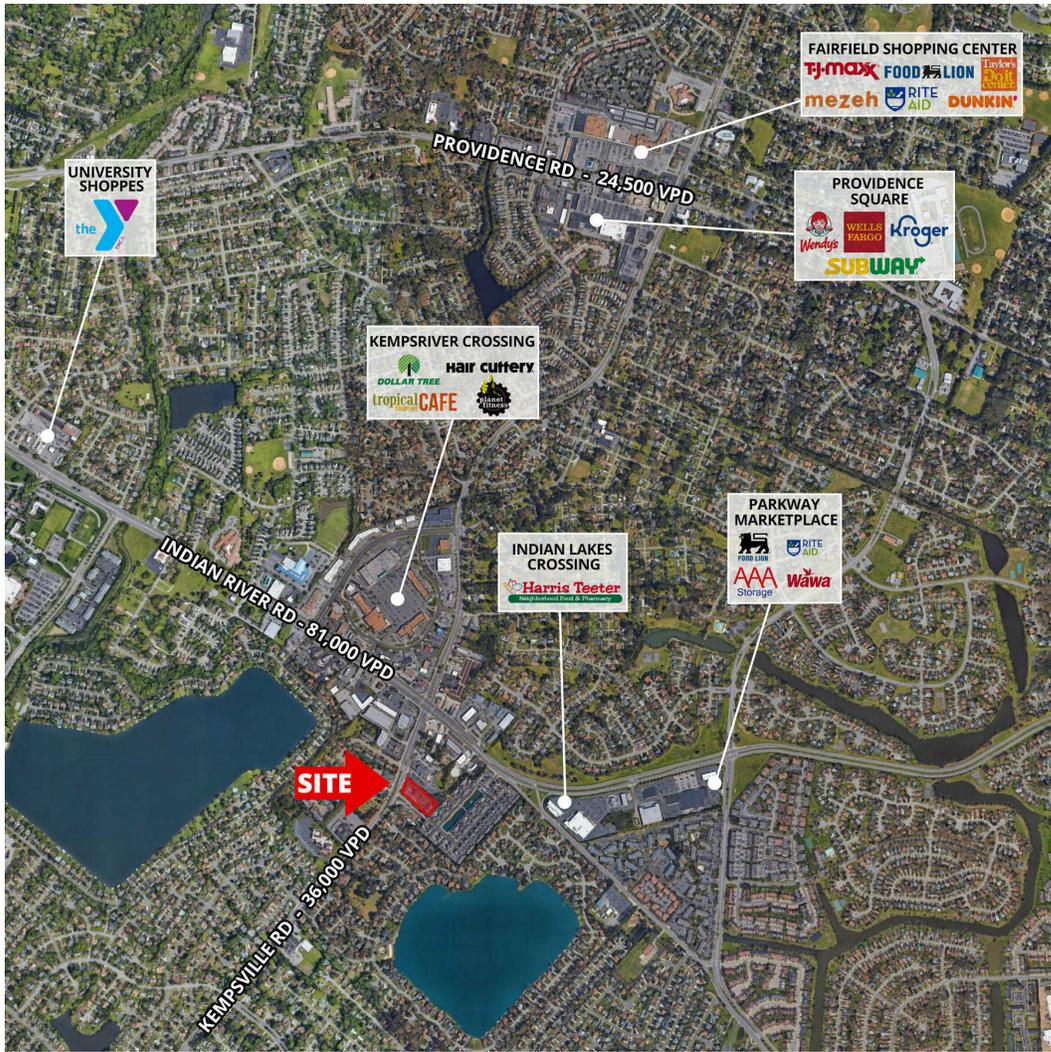


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CONCEPT PLAN | SUITE 202/204 | 2,432 SF





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