



5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE

HUNTER PAUL
COMMERCIAL

REAL ESTATE



David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com



HUNTER PAUL COMMERCIAL

REAL ESTATE

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE



Overview

- Approximately 13,337 sq ft
- Flexible use space. Great for potential auto dealership and/or service repair garage.
- Zone B2 Property Class Commercial/Industrial
- 8 Grade Level Bay Doors, Parts Store and Office
- Premier location with signage facing Virginia Beach Blvd
- Near the intersection of Newtown Road and Virginia Beach Blvd with 37,000 VPD traffic count
- Lease Rate: Subject To Offer
- Centrally located and within 2 miles of the 64/264 interchange
- Potential room for expansion



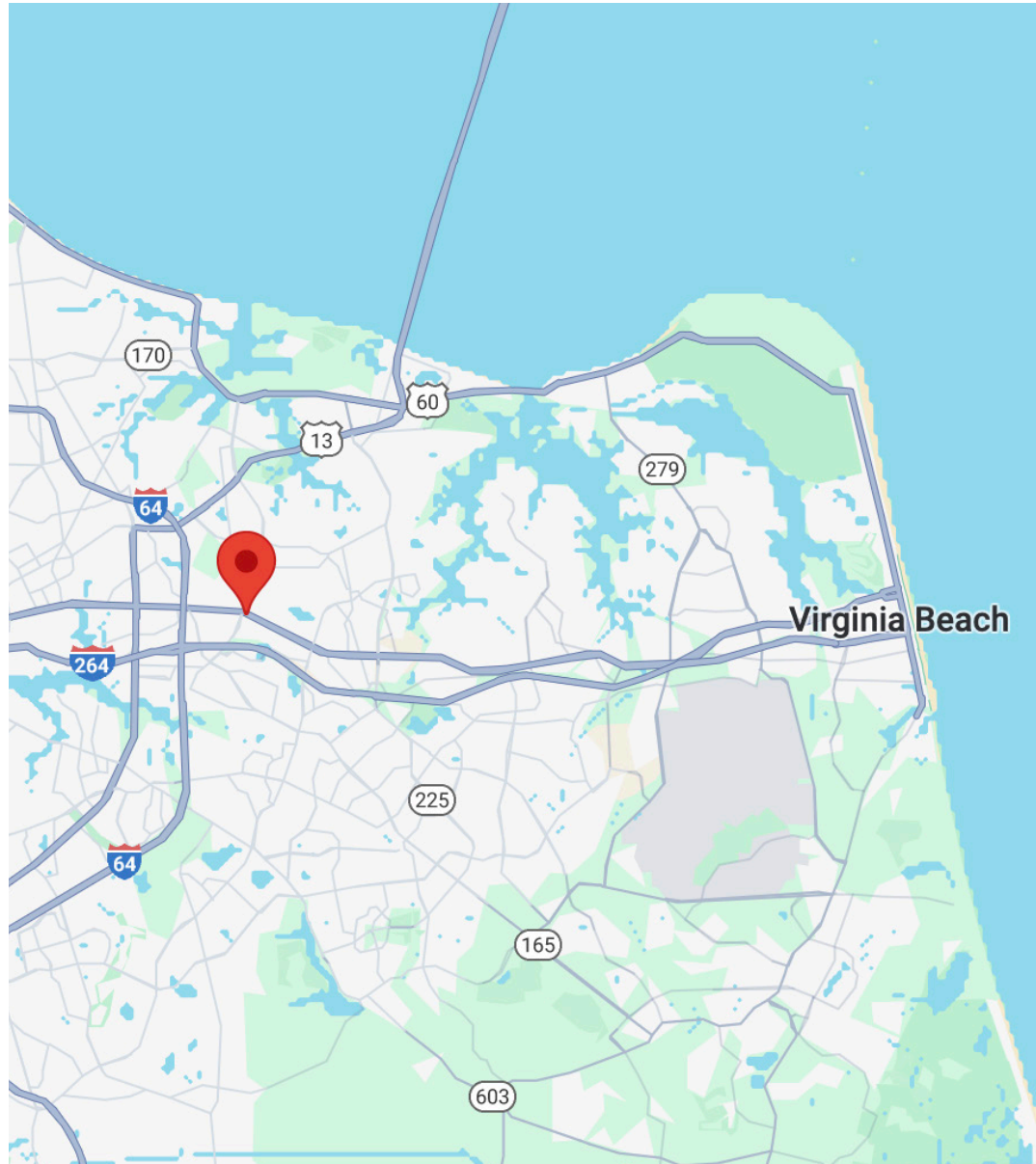


5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE

HUNTER PAUL
COMMERCIAL

REAL ESTATE



Shop/
Warehouse

6,500 SF

Flex

4,353 SF

Office/
Parts Store

2,484 SF

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com



5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE

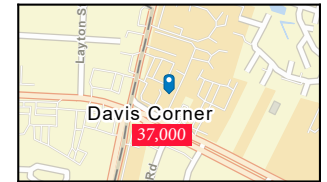
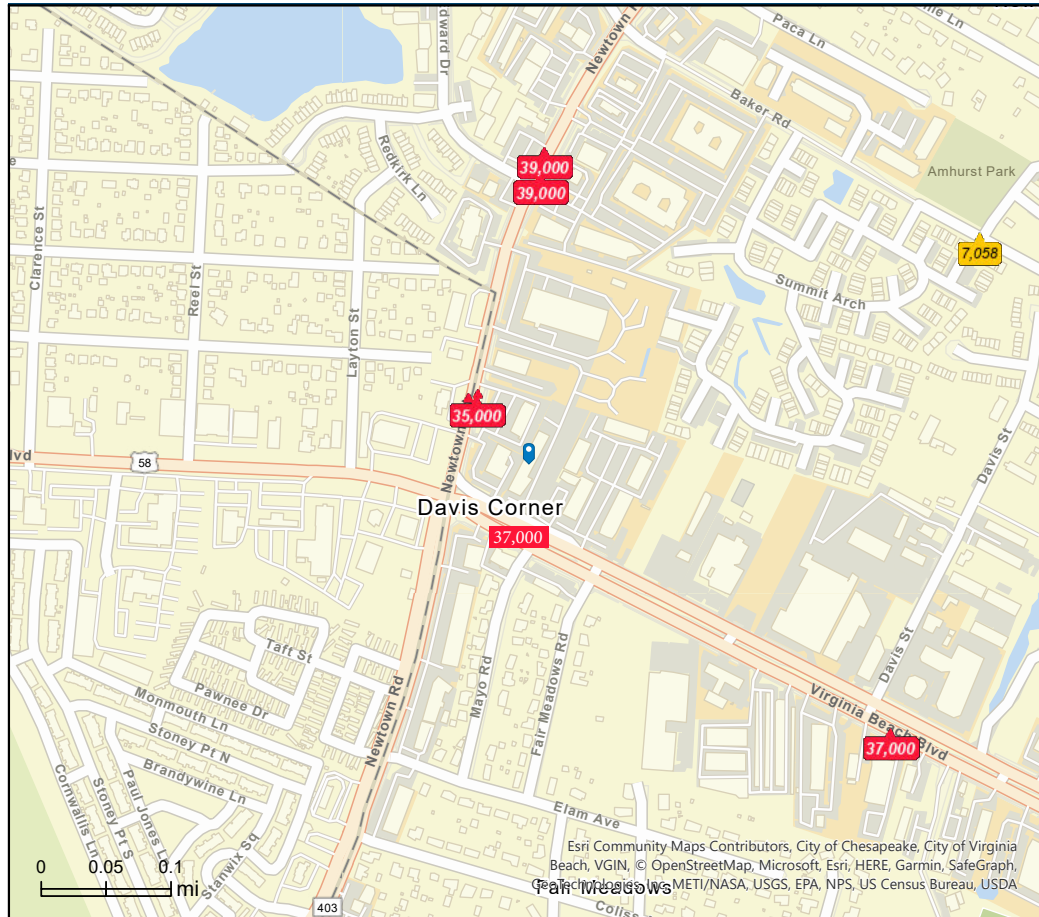
HUNTER PAUL
COMMERCIAL
REAL ESTATE



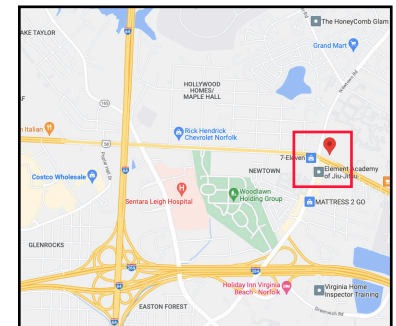
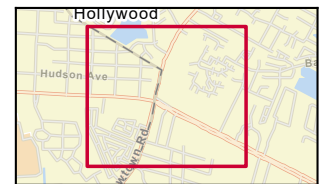
Traffic Count Map - Close Up

5632 Virginia Beach Blvd, Virginia Beach, Virginia, 23462
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Hunter Paul Commercial
Latitude: 36.85470
Longitude: -76.17661



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com



**HUNTER PAUL
COMMERCIAL
REAL ESTATE**

**David Hunter, CCIM
President & Principal Broker**

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE



Business Summary

5632 Virginia Beach Blvd, Virginia Beach, Virginia, 23462
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Hunter Paul Commercial
Latitude: 36.85470
Longitude: -76.17661

Data for all businesses in area	0 - 1 mile		1 - 3 mile		3 - 5 mile							
Total Businesses:	1,066		4,699		5,250							
Total Employees:	16,627		63,378		60,719							
Total Residential Population:	18,857		86,074		194,816							
Employee/Residential Population Ratio (per 100 Residents)	88		74		31							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	16	1.5%	70	0.4%	68	1.4%	517	0.8%	102	1.9%	642	1.1%
Construction	55	5.2%	409	2.5%	302	6.4%	3,145	5.0%	449	8.6%	3,824	6.3%
Manufacturing	20	1.9%	511	3.1%	92	2.0%	1,824	2.9%	118	2.2%	2,387	3.9%
Transportation	37	3.5%	192	1.2%	143	3.0%	2,334	3.7%	168	3.2%	2,688	4.4%
Communication	19	1.8%	787	4.7%	40	0.9%	912	1.4%	39	0.7%	1,641	2.7%
Utility	2	0.2%	3	0.0%	12	0.3%	169	0.3%	10	0.2%	376	0.6%
Wholesale Trade	18	1.7%	172	1.0%	151	3.2%	1,998	3.2%	143	2.7%	2,749	4.5%
Retail Trade Summary	150	14.1%	2,778	16.7%	995	21.2%	17,072	26.9%	1,095	20.9%	13,136	21.6%
Home Improvement	7	0.7%	62	0.4%	50	1.1%	654	1.0%	53	1.0%	449	0.7%
General Merchandise Stores	4	0.4%	41	0.2%	37	0.8%	2,029	3.2%	46	0.9%	554	0.9%
Food Stores	17	1.6%	207	1.2%	99	2.1%	2,617	4.1%	159	3.0%	2,426	4.0%
Auto Dealers & Gas Stations	25	2.3%	764	4.6%	101	2.1%	1,288	2.0%	121	2.3%	2,175	3.6%
Apparel & Accessory Stores	7	0.7%	21	0.1%	94	2.0%	666	1.1%	62	1.2%	333	0.5%
Furniture & Home Furnishings	17	1.6%	742	4.5%	81	1.7%	1,601	2.5%	52	1.0%	666	1.1%
Eating & Drinking Places	42	3.9%	533	3.2%	317	6.7%	6,083	9.6%	382	7.3%	5,139	8.5%
Miscellaneous Retail	31	2.9%	408	2.5%	215	4.6%	2,135	3.4%	220	4.2%	1,393	2.3%
Finance, Insurance, Real Estate Summary	102	9.6%	1,287	7.7%	467	9.9%	6,324	10.0%	415	7.9%	5,214	8.6%
Banks, Savings & Lending Institutions	13	1.2%	712	4.3%	101	2.1%	1,214	1.9%	89	1.7%	1,038	1.7%
Securities Brokers	10	0.9%	78	0.5%	81	1.7%	1,506	2.4%	32	0.6%	856	1.4%
Insurance Carriers & Agents	23	2.2%	103	0.6%	84	1.8%	1,476	2.3%	52	1.0%	456	0.8%
Real Estate, Holding, Other Investment Offices	56	5.3%	394	2.4%	201	4.3%	2,128	3.4%	242	4.6%	2,865	4.7%
Services Summary	538	50.5%	9,809	59.0%	2,009	42.8%	26,864	42.4%	2,225	42.4%	26,245	43.2%
Hotels & Lodging	8	0.8%	458	2.8%	45	1.0%	1,175	1.9%	24	0.5%	585	1.0%
Automotive Services	34	3.2%	284	1.7%	134	2.9%	938	1.5%	169	3.2%	997	1.6%
Movies & Amusements	29	2.7%	240	1.4%	96	2.0%	988	1.6%	144	2.7%	1,041	1.7%
Health Services	147	13.8%	4,162	25.0%	369	7.9%	5,690	9.0%	294	5.6%	4,103	6.8%
Legal Services	29	2.7%	161	1.0%	146	3.1%	1,386	2.2%	74	1.4%	525	0.9%
Education Institutions & Libraries	24	2.3%	1,752	10.5%	69	1.5%	3,310	5.2%	122	2.3%	6,882	11.3%
Other Services	268	25.1%	2,753	16.6%	1,150	24.5%	13,376	21.1%	1,398	26.6%	12,112	19.9%
Government	14	1.3%	426	2.6%	52	1.1%	1,506	2.4%	40	0.8%	1,204	2.0%
Unclassified Establishments	94	8.8%	182	1.1%	366	7.8%	714	1.1%	446	8.5%	612	1.0%
Totals	1,066	100.0%	16,627	100.0%	4,699	100.0%	63,378	100.0%	5,250	100.0%	60,719	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

September 18, 2023



**HUNTER PAUL
COMMERCIAL
REAL ESTATE**

**David Hunter, CCIM
President & Principal Broker**

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

5632 Virginia Beach Blvd, Virginia Beach, VA

13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE



Business Summary

5632 Virginia Beach Blvd, Virginia Beach, Virginia, 23462
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Hunter Paul Commercial
Latitude: 36.85470
Longitude: -76.17661

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	1	0.0%	2	0.0%	6	0.0%	6	0.1%	38	0.1%
Mining	1	0.1%	7	0.0%	3	0.1%	64	0.1%	3	0.1%	20	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	68	0.1%	4	0.1%	264	0.4%
Construction	61	5.7%	439	2.6%	336	7.2%	3,397	5.4%	481	9.2%	4,136	6.8%
Manufacturing	22	2.1%	520	3.1%	118	2.5%	2,497	3.9%	154	2.9%	2,714	4.5%
Wholesale Trade	17	1.6%	168	1.0%	148	3.1%	1,989	3.1%	139	2.6%	2,742	4.5%
Retail Trade	104	9.8%	2,239	13.5%	637	13.6%	10,157	16.0%	661	12.6%	7,604	12.5%
Motor Vehicle & Parts Dealers	23	2.2%	755	4.5%	90	1.9%	1,361	2.1%	102	1.9%	2,142	3.5%
Furniture & Home Furnishings Stores	14	1.3%	730	4.4%	44	0.9%	1,027	1.6%	25	0.5%	338	0.6%
Electronics & Appliance Stores	1	0.1%	5	0.0%	22	0.5%	333	0.5%	17	0.3%	99	0.2%
Building Material & Garden Equipment & Supplies Dealers	7	0.7%	62	0.4%	49	1.0%	651	1.0%	52	1.0%	445	0.7%
Food & Beverage Stores	15	1.4%	203	1.2%	72	1.5%	2,060	3.3%	122	2.3%	2,246	3.7%
Health & Personal Care Stores	8	0.8%	47	0.3%	65	1.4%	582	0.9%	50	1.0%	466	0.8%
Gasoline Stations & Fuel Dealers	2	0.2%	9	0.1%	15	0.3%	87	0.1%	19	0.4%	90	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	9	0.8%	27	0.2%	113	2.4%	725	1.1%	75	1.4%	373	0.6%
Sporting Goods, Hobby, Book, & Music Stores	15	1.4%	214	1.3%	85	1.8%	738	1.2%	109	2.1%	516	0.8%
General Merchandise Stores	11	1.0%	188	1.1%	81	1.7%	2,592	4.1%	89	1.7%	889	1.5%
Transportation & Warehousing	29	2.7%	99	0.6%	117	2.5%	2,232	3.5%	126	2.4%	2,365	3.9%
Information	31	2.9%	961	5.8%	79	1.7%	1,419	2.2%	87	1.7%	2,821	4.6%
Finance & Insurance	46	4.3%	893	5.4%	270	5.7%	4,216	6.7%	174	3.3%	2,357	3.9%
Central Bank/Credit Intermediation & Related Activities	13	1.2%	711	4.3%	102	2.2%	1,225	1.9%	89	1.7%	1,044	1.7%
Securities & Commodity Contracts	10	0.9%	78	0.5%	83	1.8%	1,513	2.4%	34	0.6%	857	1.4%
Funds, Trusts & Other Financial Vehicles	23	2.2%	103	0.6%	85	1.8%	1,478	2.3%	52	1.0%	456	0.8%
Real Estate, Rental & Leasing	63	5.9%	444	2.7%	211	4.5%	2,248	3.5%	286	5.4%	3,149	5.2%
Professional, Scientific & Tech Services	114	10.7%	1,087	6.5%	530	11.3%	7,243	11.4%	478	9.1%	3,798	6.3%
Legal Services	32	3.0%	168	1.0%	162	3.4%	1,468	2.3%	90	1.7%	587	1.0%
Management of Companies & Enterprises	2	0.2%	9	0.1%	5	0.1%	34	0.1%	4	0.1%	50	0.1%
Administrative, Support & Waste Management Services	51	4.8%	522	3.1%	191	4.1%	2,102	3.3%	254	4.8%	2,052	3.4%
Educational Services	31	2.9%	1,781	10.7%	89	1.9%	3,440	5.4%	150	2.9%	6,335	10.4%
Health Care & Social Assistance	180	16.9%	4,637	27.9%	470	10.0%	7,619	12.0%	435	8.3%	6,204	10.2%
Arts, Entertainment & Recreation	24	2.3%	218	1.3%	89	1.9%	923	1.5%	123	2.3%	983	1.6%
Accommodation & Food Services	51	4.8%	991	6.0%	375	8.0%	7,418	11.7%	418	8.0%	5,813	9.6%
Accommodation	8	0.8%	458	2.8%	45	1.0%	1,175	1.9%	24	0.5%	585	1.0%
Food Services & Drinking Places	43	4.0%	534	3.2%	330	7.0%	6,243	9.9%	393	7.5%	5,228	8.6%
Other Services (except Public Administration)	129	12.1%	1,001	6.0%	606	12.9%	4,086	6.4%	782	14.9%	5,457	9.0%
Automotive Repair & Maintenance	26	2.4%	256	1.5%	111	2.4%	724	1.1%	130	2.5%	661	1.1%
Public Administration	14	1.3%	426	2.6%	52	1.1%	1,506	2.4%	40	0.8%	1,204	2.0%
Unclassified Establishments	94	8.8%	182	1.1%	366	7.8%	714	1.1%	446	8.5%	612	1.0%
Total	1,066	100.0%	16,627	100.0%	4,699	100.0%	63,378	100.0%	5,250	100.0%	60,719	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

September 18, 2023



**HUNTER PAUL
COMMERCIAL**
REAL ESTATE

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

5632 Virginia Beach Blvd, Virginia Beach, VA

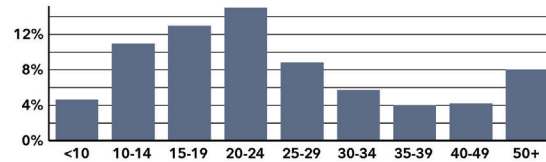
13,337 SF ON 1.74 ACRES AVAILABLE FOR LEASE

COMMUNITY SUMMARY

5632 Virginia Beach Blvd, Virginia Beach, Virginia, 23462
Ring band of 3 - 5 miles

194,816	0.03%	2.50	70.9	37.2	\$72,118	\$310,907	\$131,583	22.0%	61.7%	16.3%	16.9%	20.0%	63.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	Services	Blue Collar	White Collar

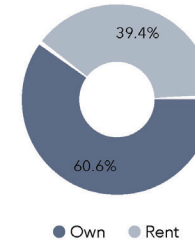
Mortgage as Percent of Salary



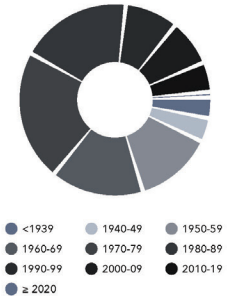
Age Profile: 5 Year Increments



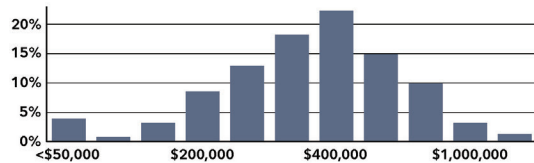
Home Ownership



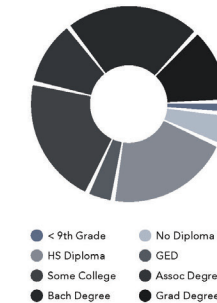
Housing: Year Built



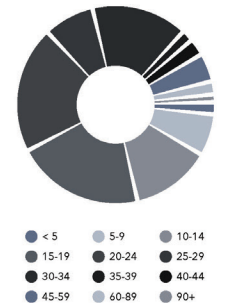
Home Value



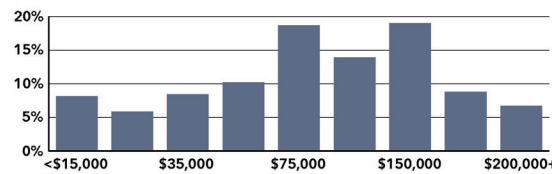
Educational Attainment



Commute Time: Minutes



Household Income



Source: Esri, ACS, Esri forecasts for 2023, 2017-2021, 2028.

Dots show comparison to 51810 (Virginia Beach city)

© 2023 Esri

Hunter Paul Commercial ("HPC") provides all commercial real estate listings, information, and related services "as is." HPC expressly disclaims any warranties or representations, either express or implied, regarding the accuracy, completeness, or suitability of any property, its condition, value, or any related information. Potential buyers, lessees, or other parties should conduct their own due diligence and investigations.