



FOR SALE

245 S. Rosemont Road
Virginia Beach, VA 23452

Rare development opportunity in the centrally located Rosemont Rd corridor between Town Center, Pembroke Square, and Lynnhaven Mall.

FOR MORE INFORMATION:

ALLEN PYLE

757.491.1600

APYLE@PYLREALTY.COM

DAVID PYLE

757.409.6525

DPYLE@PYLREALTY.COM



PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451
PYLREALTY.COM

245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- $\pm$ 4.86 Acres
- $\pm$ 33,318 SF existing religious facility and school
 - $\pm$ 240 seat sanctuary
 - Entry/lobby area, individual offices, classrooms, multi-purpose room, nursery, and restrooms
- Built in 1965
- Zoned B2
- $\pm$ 532' of road frontage on Rosemont Rd
- Appx. 28K + cars daily
- Parcel is located outside of flood zone

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,276	172,133	358,280
MEDIAN HH INCOME	\$73,529	\$84,822	\$89,035
DAYTIME EMPLOYEES	29,801	137,386	285,858

PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451 | PYLEREALTY.COM

DAVID PYLE

757.409.6525

DPYLE@PYLEREALTY.COM

ALLEN PYLE

757.491.1600

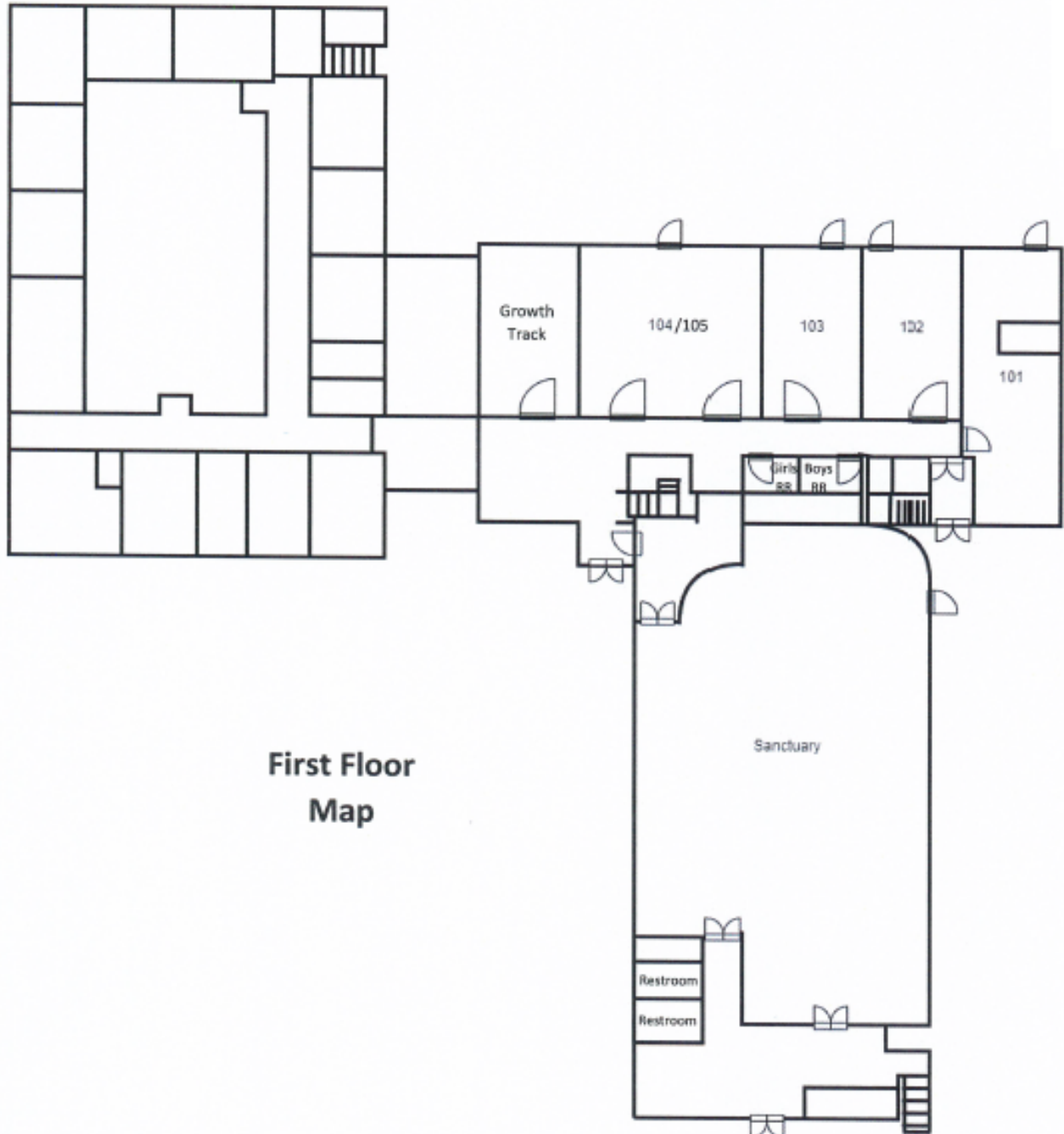
APYLE@PYLEREALTY.COM

245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



FLOOR PLANS



**First Floor
Map**

PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451 | PYLEREALTY.COM

DAVID PYLE
757.409.6525
DPYLE@PYLEREALTY.COM

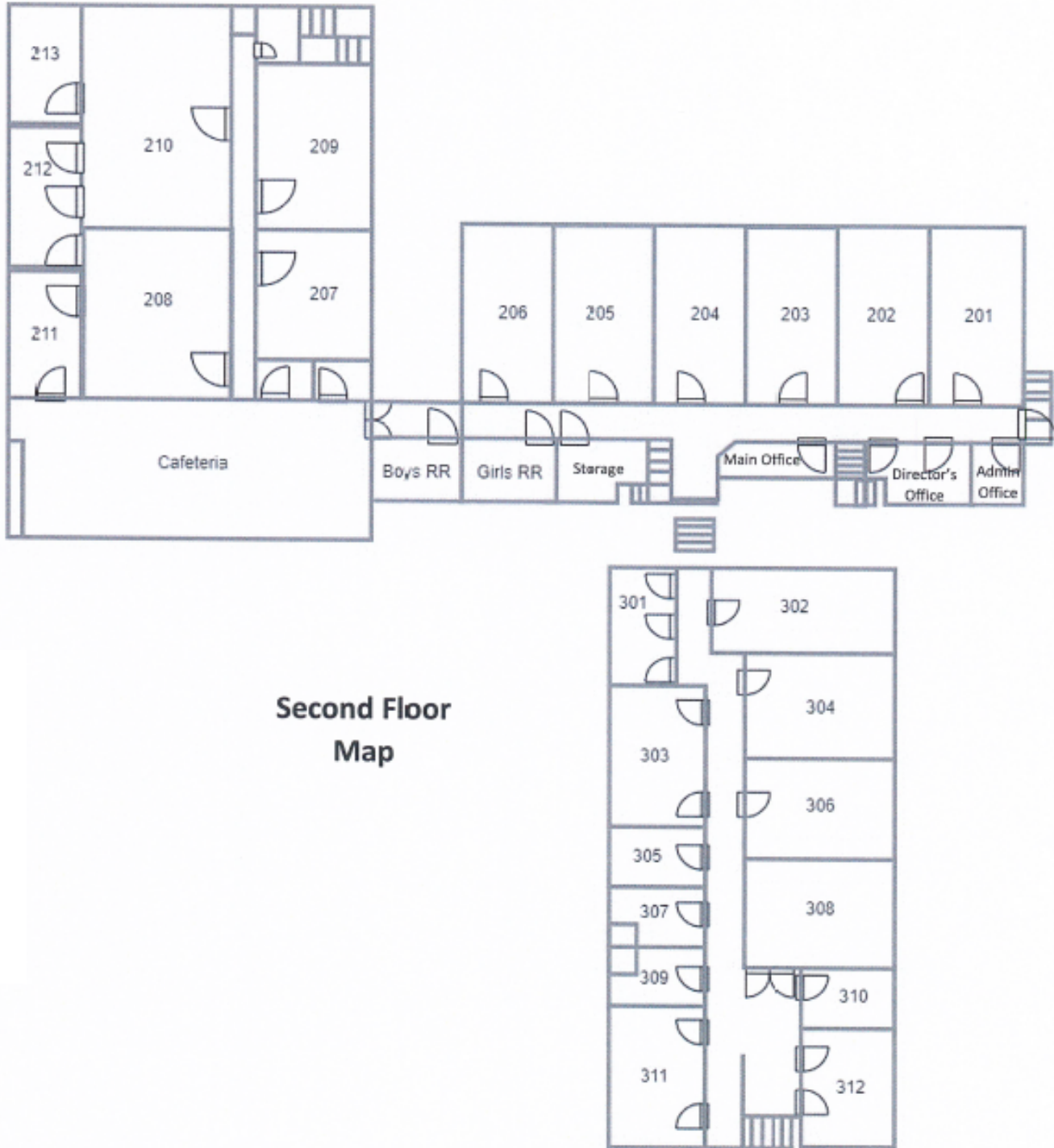
ALLEN PYLE
757.491.1600
APYLE@PYLEREALTY.COM

245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



FLOOR PLANS



**Second Floor
Map**

PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451 | PYLEREALTY.COM

DAVID PYLE
757.409.6525
DPYLE@PYLEREALTY.COM

ALLEN PYLE
757.491.1600
APYLE@PYLEREALTY.COM

245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



ADDITIONAL PHOTOS



PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451 | PYLEREALTY.COM

DAVID PYLE
757.409.6525
DPYLE@PYLEREALTY.COM

ALLEN PYLE
757.491.1600
APYLE@PYLEREALTY.COM

245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



ADDITIONAL PHOTOS



PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451 | PYLEREALTY.COM

DAVID PYLE

757.409.6525

DPYLE@PYLEREALTY.COM

ALLEN PYLE

757.491.1600

APYLE@PYLEREALTY.COM

Independence Blvd

Virginia Beach Blvd

245 S. Rosemont Rd

Lynnhaven Pkwy

S. Lynnhaven Rd

Rosemont Rd

Holland Rd

Pembroke Square

- FOCO DE CHIAO
- Ruby Tuesday
- TRUIST
- W
- BONKS
- NORDSTROM
- OLD NAVY
- LATITUDE
- Panera
- TRUIST
- KOHL'S

Loehmann's Plaza

- Applebees
- 5.11
- West Marine
- Subway
- Verizon
- Red Lobster
- Goody's

Birchwood Shopping Center

- TACO BELL
- Little Caesars Pizza
- Original BJs
- McDonald's
- Food Lion

Town Center

- CAVA
- SHAKE SHACK
- TASTE
- RUTH'S CHRIS STEAK HOUSE
- PF CHANGS
- Starbucks
- Carolina LAREDO
- Other businesses

Lynnhaven North Shopping Center

- DICK'S Sporting Goods
- FIVE GUYS
- Chick-fil-A
- macy's
- AMC THEATRES
- JOJO'S MISC
- L.L.Bean
- BARNES & NOBLE
- Walmart
- tropical CAFE

PYLE REALTY, INC. | 1055 LASKIN ROAD, SUITE 200, VIRGINIA BEACH, VA 23451

DAVID PYLE
757.409.6525
DPYLE@PYLEREALTY.COM

ALLEN PYLE
757.491.1600
APYLE@PYLEREALTY.COM

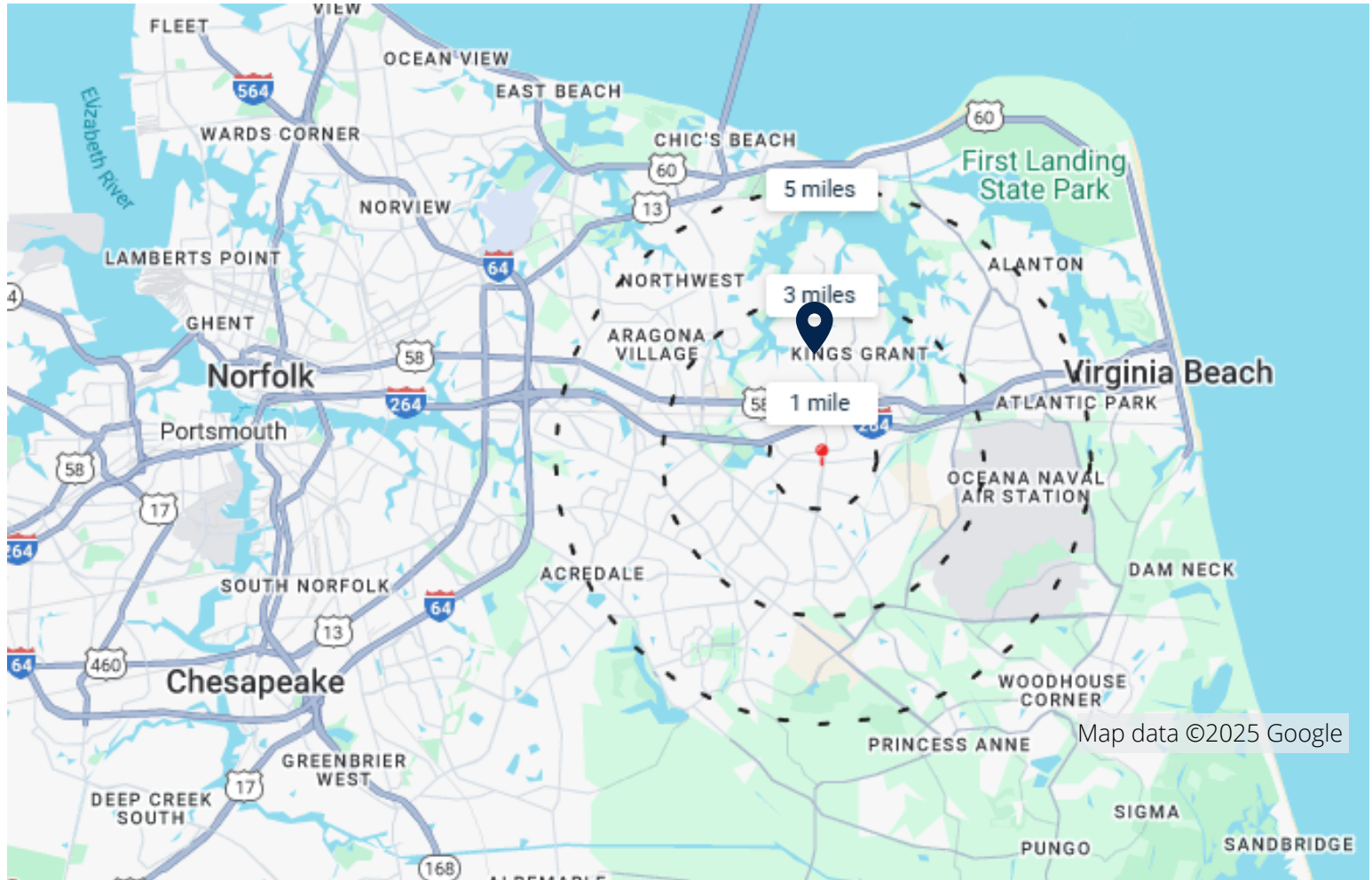


245 S. ROSEMONT ROAD

Virginia Beach, VA 23452



MAP & STATISTICS



PYLE REALTY

ALLEN PYLE

PRESIDENT

757.491.1600

APYLE@PYLREALTY.COM

DAVID PYLE

VICE PRESIDENT

757.409.6525

DPYLE@PYLREALTY.COM

Although the information contained herein was provided by sources believed to be reliable, Pyle Realty, Inc. makes no representation, expressed or implied, as to its accuracy, and said information is subject to errors, omissions or changes.