

FOR LEASE

FREESTANDING RETAIL WITH CLIMATE-CONTROLLED VAULT

4097 Virginia Beach Blvd. | Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	±12,599 SF
Date Available:	April 2026

Lot Size:	0.86 Acres
Year Built:	1986
Zoning:	B2

PROPERTY OVERVIEW

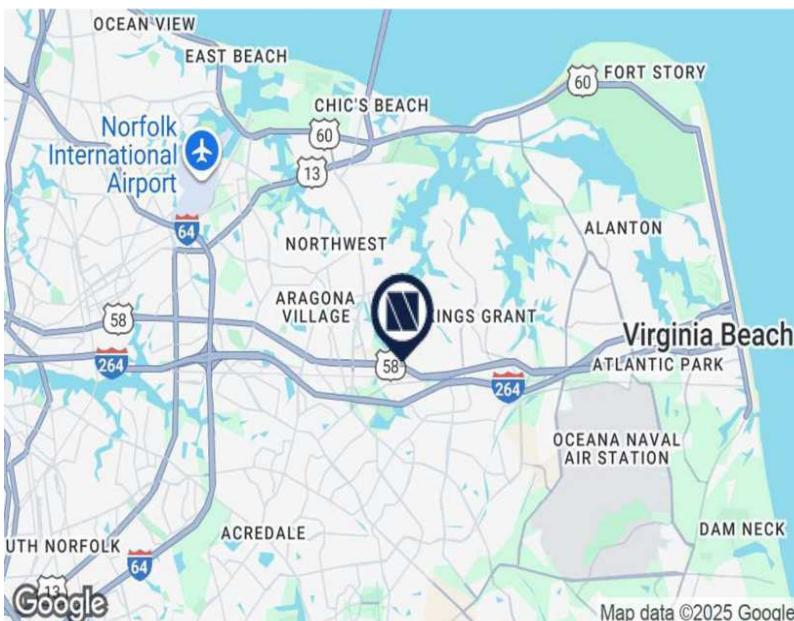
Freestanding retail/warehouse opportunity featuring a secure, temperature and humidity-controlled vault space, ideal for businesses requiring a large, specialized storage area. The building features prominent frontage on Virginia Beach Blvd and Thalia Station Drive, with excellent visibility and access via two curb cuts. Currently occupied by Lowenthal Furs & Outerwear, the property benefits from strong traffic counts, walkability, and proximity to major commuter routes and public transportation. Ideal for retail users seeking a high-exposure suburban location with dedicated signage and ample surface parking.

PROPERTY HIGHLIGHTS

- Freestanding building with **±8,000 SF showroom** and **±4,000 SF secured, temperature and humidity-controlled vault storage area**
- Prime visibility with 190' of frontage on Virginia Beach Blvd; two curb cuts on Thalia Station Dr.
- Signalized intersection with dedicated turn lane; ±39,000 vehicles/day exposure
- Minutes from Town Center (1.0 mile), Amtrak, Norfolk Airport, and affluent residential neighborhoods
- 27 surface parking spaces
- Zoned B2 – ideal for a variety of retail users in need of a showroom with additional storage space

LAYOUT IDEAL FOR

Luxury Goods Retailers
Kitchen & Bath Design Contractors
Furniture or Appliance Distributors
Prescription Drug/Biotech Manufacturing/Distribution
Medical Device Manufacturing /Distribution
Electronics Distributors
Computer Data Center Operations
Document Storage Operations
Wine/Liquor Storage and Distribution
Event Rental Companies

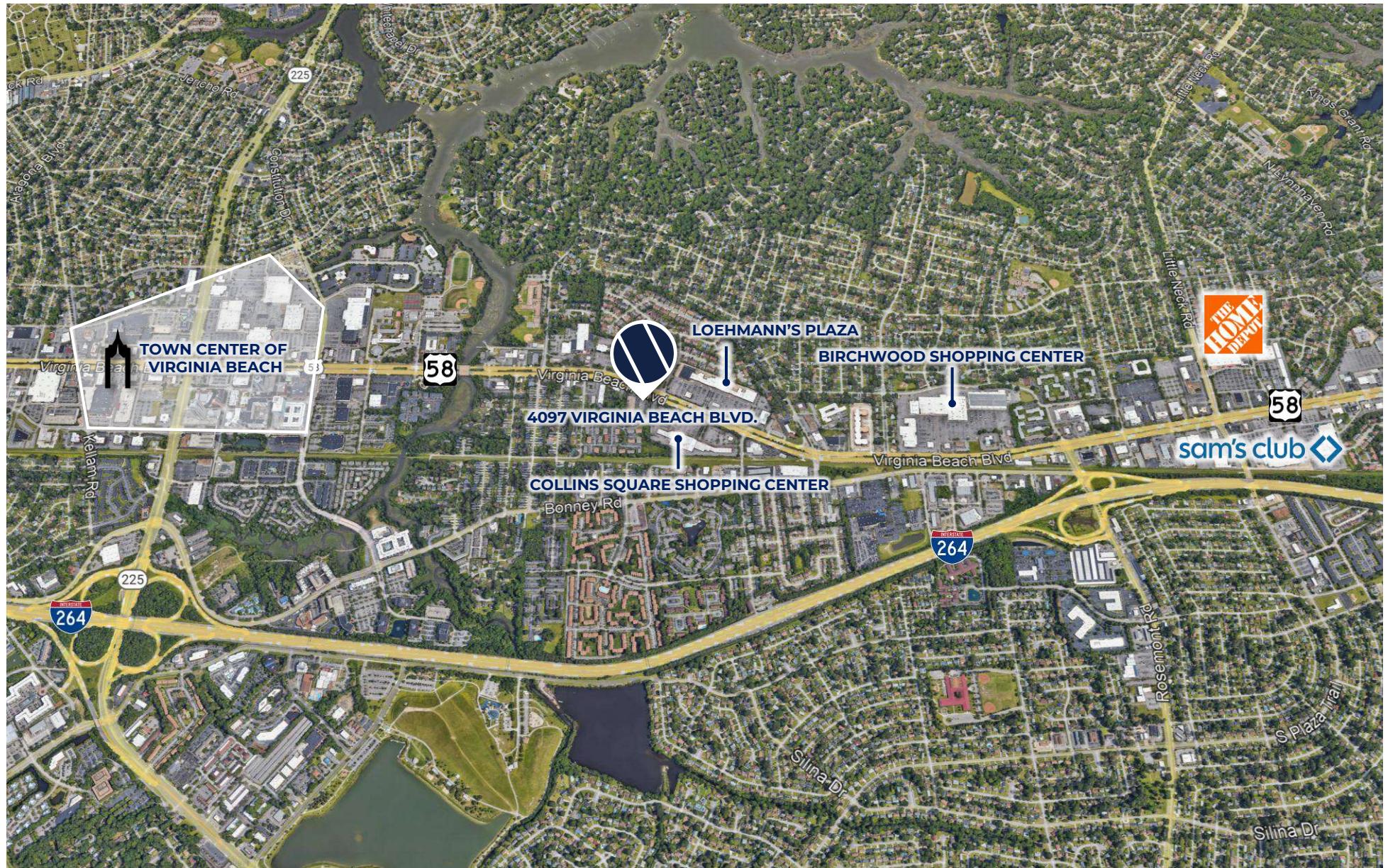


LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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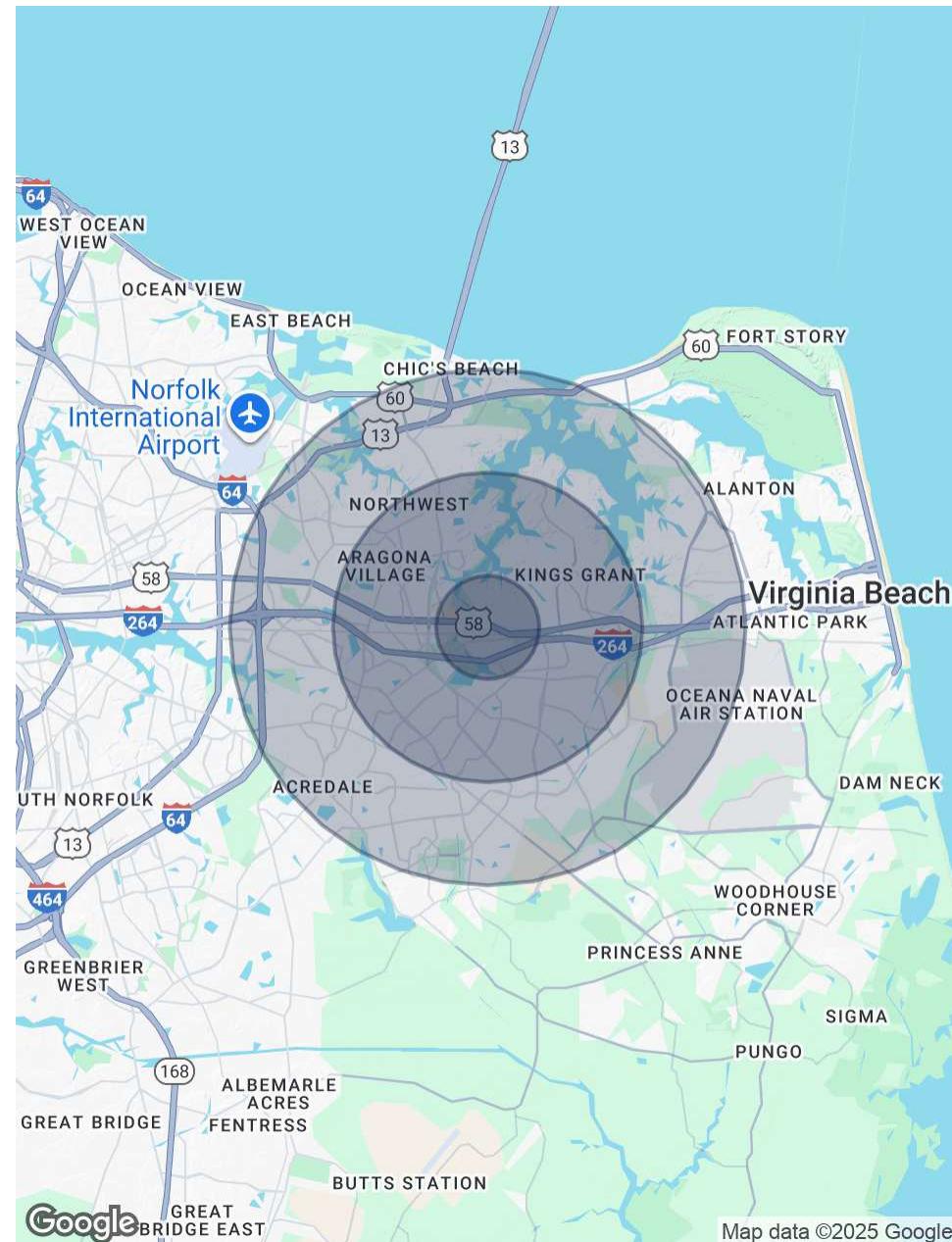


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,448	127,128	281,884
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,847	51,025	111,300
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$91,487	\$99,511	\$105,449
Average House Value	\$360,091	\$360,090	\$382,584

Demographics data derived from AlphaMap



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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