

# FOR SALE

## BUILT-OUT MEDICAL OFFICE CONDOMINIUM

3,204 SF | 5249 Providence Road | Virginia Beach, VA 23464



**S.L. NUSBAUM**  
REALTY CO.



### AUSTIN GLASER

Senior Associate

C. 757.675.0321

O. 757.271.3160

aglaser@slnusbaum.com

### MARTIN MURDEN

Partner | Commercial Brokerage

C. 757.333.1523

O. 757.640.2265

mmurden@slnusbaum.com

# EXECUTIVE SUMMARY

## BUILT-OUT MEDICAL OFFICE CONDOMINIUM

5249 Providence Road | Virginia Beach, VA 23464



S.L. NUSBAUM  
REALTY CO.



### OFFERING SUMMARY

Sale Price:	\$640,800
Building Size:	3,204 SF
Lot Size:	0.15 Acres
Price / SF:	\$200.00
Zoning:	B2
Monthly Condo Fees	\$186.24

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Population	12,649	124,691	321,804
Total Households	4,594	48,886	126,315
Average HH Income	\$129,762	\$102,122	\$99,173

### PROPERTY OVERVIEW

Introducing 5249 Providence Road, a 3,204 SF medical office condominium offering an excellent value-add opportunity in Virginia Beach. The property includes an existing medical layout with plumbing and infrastructure in place. Positioned along a well-traveled corridor with strong surrounding demographics, this location offers both visibility and accessibility for a variety of medical or professional users. For buyers looking to control costs while creating a customized, updated space, this property presents a compelling opportunity.

### PROPERTY HIGHLIGHTS

- **3,204 SF medical office condominium** offering an efficient footprint for a variety of healthcare or professional uses
- **Existing medical layout with infrastructure in place**, helping reduce upfront buildout costs
- **Functional floor plan with multiple exam/procedure rooms**, reception area, and support space
- **Convenient access to major thoroughfares**, providing easy connectivity for both patients and staff
- **Located in a high-income, densely populated Virginia Beach submarket** with strong surrounding demographics
- **Ideal for medical, dental, or professional office users** seeking a well-located and adaptable space

# SURROUNDING AREA

BUILT-OUT MEDICAL OFFICE CONDOMINIUM

5249 Providence Road | Virginia Beach, VA 23464



S.L. NUSBAUM  
REALTY CO.



# FLOOR PLAN

BUILT-OUT MEDICAL OFFICE CONDOMINIUM

5249 Providence Road | Virginia Beach, VA 23464



S.L. NUSBAUM  
REALTY CO.



# CONTACT INFORMATION

BUILT-OUT MEDICAL OFFICE CONDOMINIUM  
5249 Providence Road | Virginia Beach, VA 23464



**S.L. NUSBAUM**  
REALTY CO.

## AUSTIN GLASER

Senior Associate

C. 757.675.0321

O. 757.271.3160

aglaser@slnusbaum.com

## MARTIN MURDEN

Partner | Commercial

Brokerage

C. 757.333.1523

O. 757.640.2265

mmurden@slnusbaum.com



### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

[CLICK HERE TO LEARN MORE](#)

### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.