



Fantastic Location Near The Town Center Of Virginia Beach

750 - 1,040 SF office suites

4-5 private offices plus bath, kitchenette & reception area

Two designated parking spaces with two guest spaces

Great location just off I-264 at Witchduck Road near Virginia Beach's Town Center

Stable, local ownership and management

Traffic count: 27,000 VPD

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	6,052	51,674	117,793
Total Population:	15,469	133,680	314,479
Average Income:	\$90,010	\$85,942	\$90,623

Rental Rate: \$12/SF

CAM Fee: \$2.85/SF

Tenant pays for electricity

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

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