

# FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.



## 15,600 SF RETAIL BUILDING

1136 LYNNHAVEN PARKWAY  
VIRGINIA BEACH, VA 23452

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL P. ZARPAS**

VICE PRESIDENT

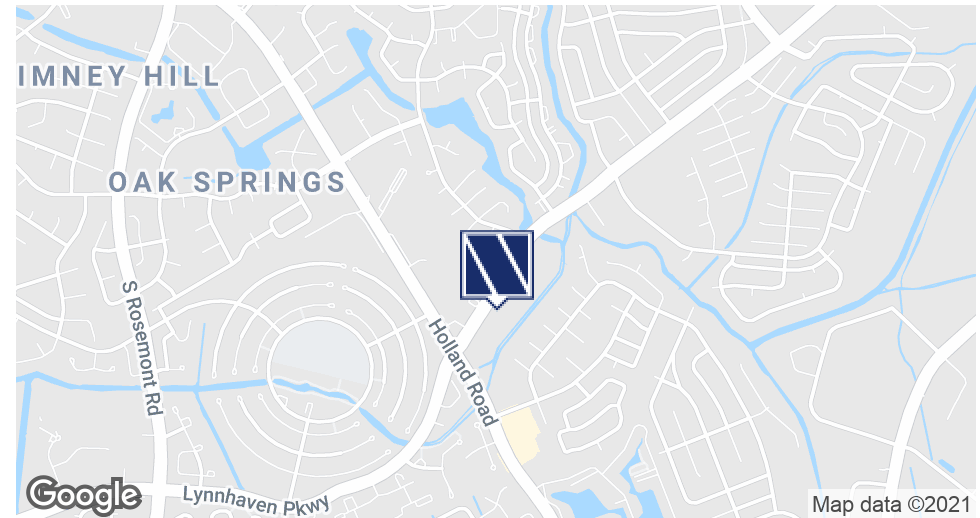
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# PROPERTY SUMMARY

1136 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23452



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	15,600 SF
Lot Size:	1.43 Acres
Zoning:	B-2
Submarket:	Holland Road Retail
Traffic Count:	24,110 AADT on Lynnhaven Parkway 37,669 AADT on Holland Road

[CLICK HERE FOR VIRTUAL TOUR](#)

## PROPERTY OVERVIEW

15,600 SF building on 1.43 acres immediately available for sale or lease.

## PROPERTY HIGHLIGHTS

- Direct access to Lynnhaven Parkway in Virginia Beach's largest retail corridor
- Very near the busy intersection of Lynnhaven Parkway and Holland Road
- Two points of ingress/egress
- 12' ceiling height with upgraded lighting
- Pole signage and oversized parking field with 91 parking spaces
- Fully sprinklered
- Two 6' loading doors in rear
- 400 amp, 3 phase service

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# RETAILER MAP

1136 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23452



Map data ©2021 Google Imagery ©2021 , CNES / Airbus, City of Virginia Beach, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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# ADDITIONAL PHOTOS

1136 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23452

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ADDITIONAL PHOTOS | 4

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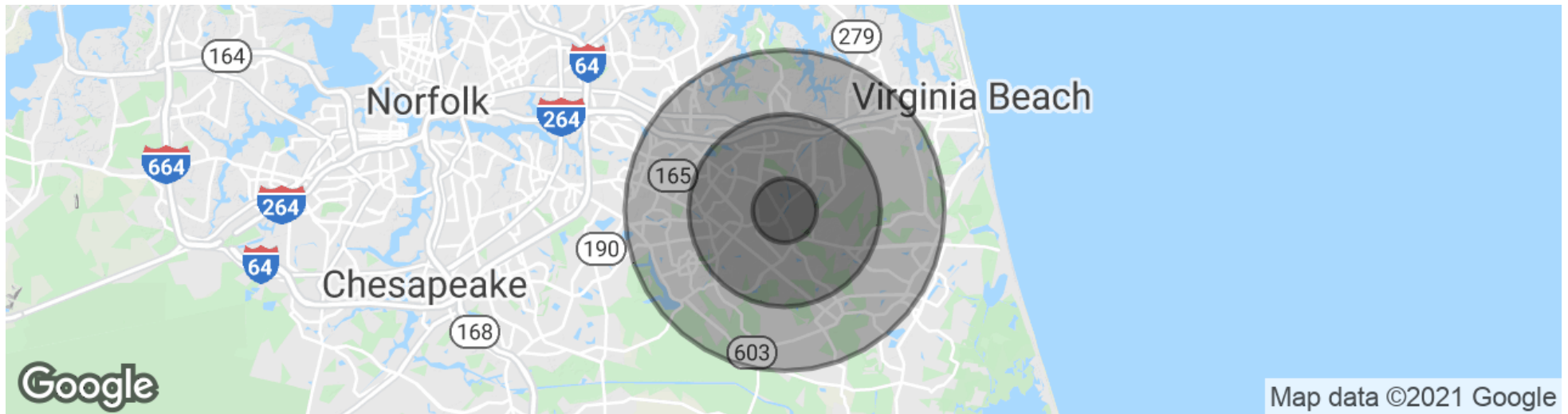
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# DEMOGRAPHICS MAP & REPORT



1136 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23452



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,249	110,900	236,566
Average Age	30.8	32.0	34.2
Average Age (Male)	29.8	31.0	33.1
Average Age (Female)	31.7	33.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,358	39,247	86,482
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$67,206	\$68,299	\$74,264
Average House Value	\$226,674	\$250,678	\$277,147

\* Demographic data derived from 2010 US Census

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