

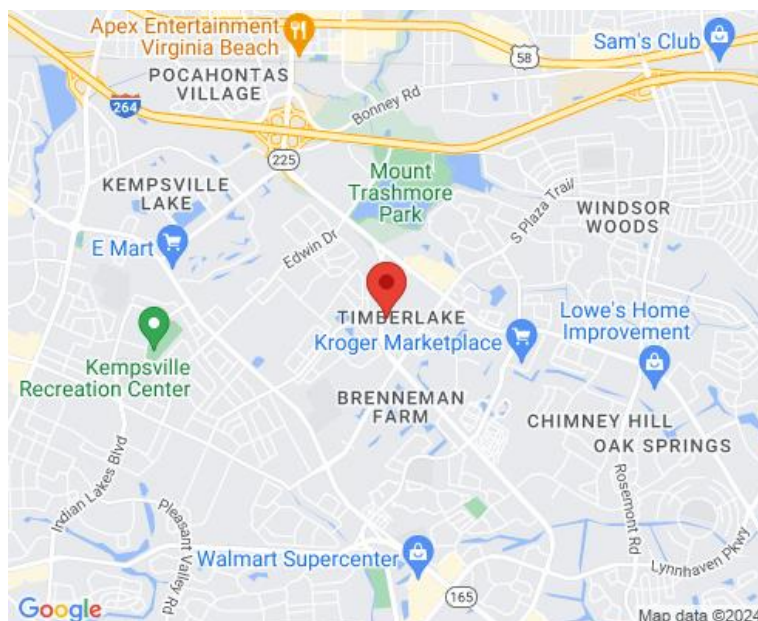


PROPERTY OVERVIEW

Office Parcel for Sale or for Lease near the Virginia Beach Central Business District. Convenient to I-264, with easy access and great visibility from S. Independence Boulevard with a signalized intersection with Green Meadows Drive.

Build-to-Suit

AREA MAP



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	14,819	147,443	277,490
Average HH Income:	\$70,551	\$68,220	\$70,800
Traffic Count:	37,173 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

cwerkheiser@pembrokerealty.com

Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

Green Meadows Office Parcel

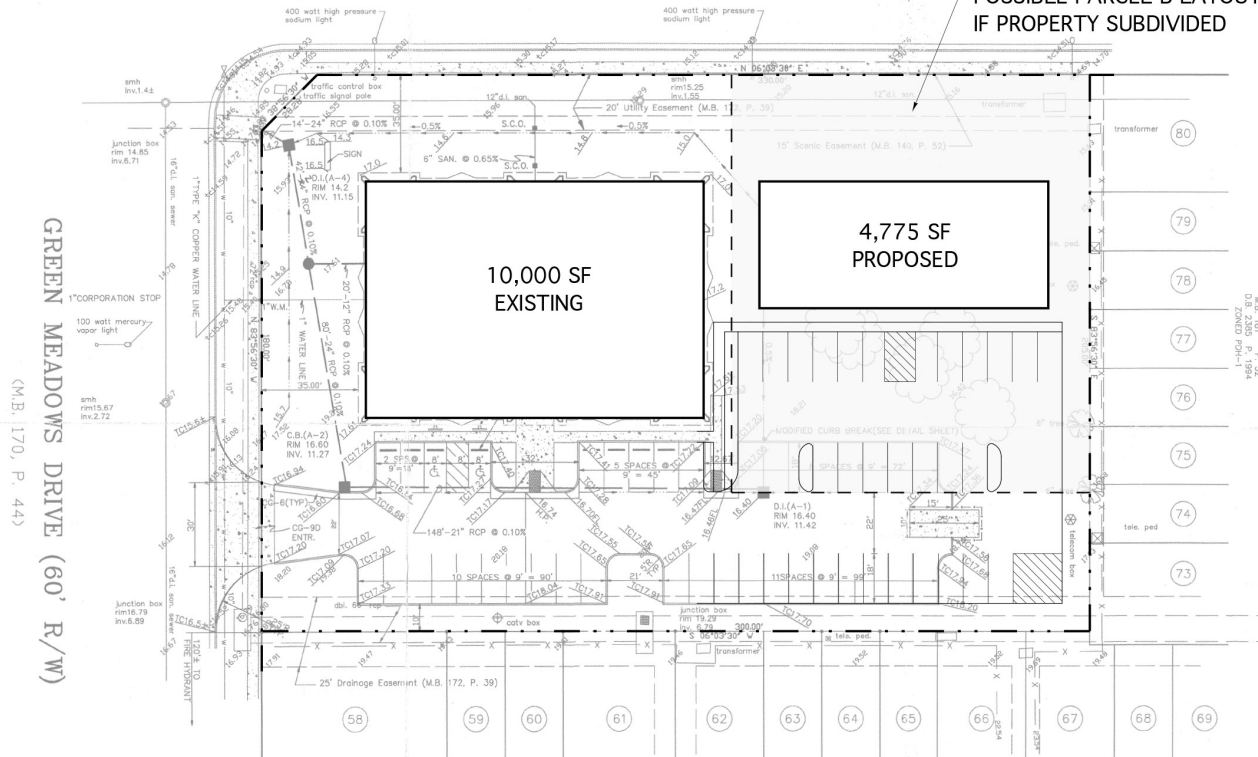
DEBRIS FROM THE SITE.
7. REMOVE ALL TEMPORARY EAS DEVICES AFTER STABILIZATION
IS ACHIEVED ON DERIVED AREAS.

SOUTH INDEPENDENCE BOULEVARD (110' R/W)
(M.B. 140, P. 52)

MINIMUM ON-SITE PAVEMENT DESIGN SECTION SHALL BE
2" SM-2A OVER 6" CRUSHED CONCRETE BASE OVER
COMPACTED SUBGRADE.

TOPSOIL & SEED
3 HA
1:1
TYPICAL

**POSSIBLE PARCEL B LAYOUT
IF PROPERTY SUBDIVIDED**



SITE INFORMATION
ADDRESS: INDEPENDENCE
SITE ZONED: PDH-1
SITE AREA: 1.3750 ACRES
RECORDED IN: M.B. 172, P. 39
CPR: 1476-75-604

SEWER FLOWS
AVG. 3.47 GPM
PEAK 6.88 GPM

FIRE FLOW 1250 GPM

PARKING
REGULAR: 38 SPACES
HANDICAPPED: 2 SPACES
TOTAL: 38 SPACES

DRAINAGE FIXTURE UNITS
DFUs = 61

ERU CALCULATIONS

SITE IMPERVIOUS ANPA =
ERU = 24.578 = 13.8
2289 S.F./ACRU

TOTAL SITE AREA = 1.373

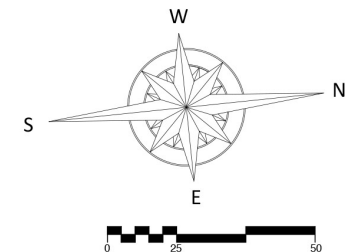
PROPOSED USE: OFFICE

BUILDING DATA
OFFICE SPACE: 10,04

LAYOUT 1.1

TOTAL PARKING:
SPACES REQUIRED: 45
SPACES PROVIDED: 52

PARCEL B PARKING:
SPACES REQUIRED: 15
SPACES PROVIDED: 19



Cox, Klierer &
Company, P.C.

GREEN MEADOWS DRIVE – OFFICE TEST FIT

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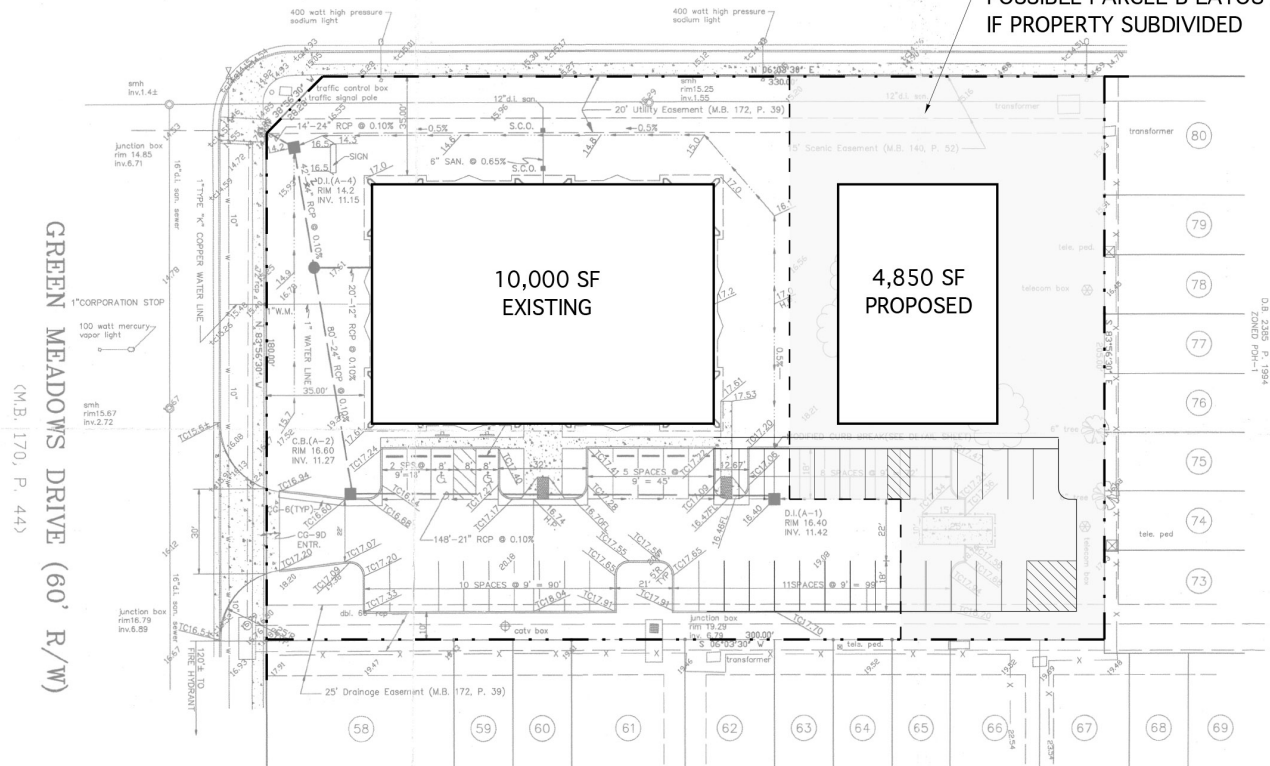
Green Meadows Office Parcel

7. REMOVE ALL TEMPORARY EAS DEVICES AFTER STABILIZATION IS ACHIEVED ON DERIVED AREAS.

SOUTH INDEPENDENCE BOULEVARD (110' R/W)
(M.B. 140, P. 52)

MINIMUM ON-SITE PAVEMENT DESIGN SECTION SHALL BE 2" SMA-2A OVER 6" CRUSHED CONCRETE BASE OVER COMPACTED SUBGRADE.

POSSIBLE PARCEL B LAYOUT IF PROPERTY SUBDIVIDED



SITE INFORMATION
ADDRESS: INDEPENDENCE
SITE ZONED: PDH-1
SITE AREA: 1.3730 ACRES
RECORDED IN: M.B. 172, P. 1
CPIN: 1476-75-6801

SEWER FLOWS
AVG. 3.47 GPM
PEAK 0.66 GPM

FIRE FLOW 1250 GPM

PARKING
REGULAR: 36 SPACES
HANDICAPPED: 2 SPACE
TOTAL: 38 SPACES

DRAINAGE FUTURE UNITS

DFU's = 61

ERU CALCULATIONS

SITE IMPERVIOUS AREA =
ERU's = 24,376 = 13.8
2309 S.F./ERU

TOTAL SITE AREA = 1.373

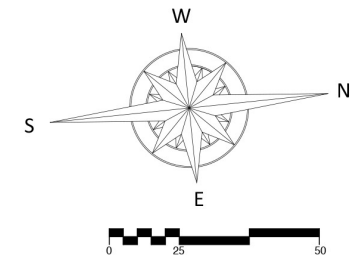
PROPOSED USE: OFFICE

BUILDING DATA
OFFICE SPACE: 10,000

LAYOUT 3.1

TOTAL PARKING:
SPACES REQUIRED: 45
SPACES PROVIDED: 46

PARCEL B PARKING:
SPACES REQUIRED: 15
SPACES PROVIDED: 15



GREEN MEADOWS DRIVE – OFFICE TEST FIT

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