PEMBROKE
REALTY GROUP

498 S. Independence Boulevard
Virginia Beach, VA 23452

FOR LEASE
± 0 SF AVAILABLE



PROPERTY OVERVIEW

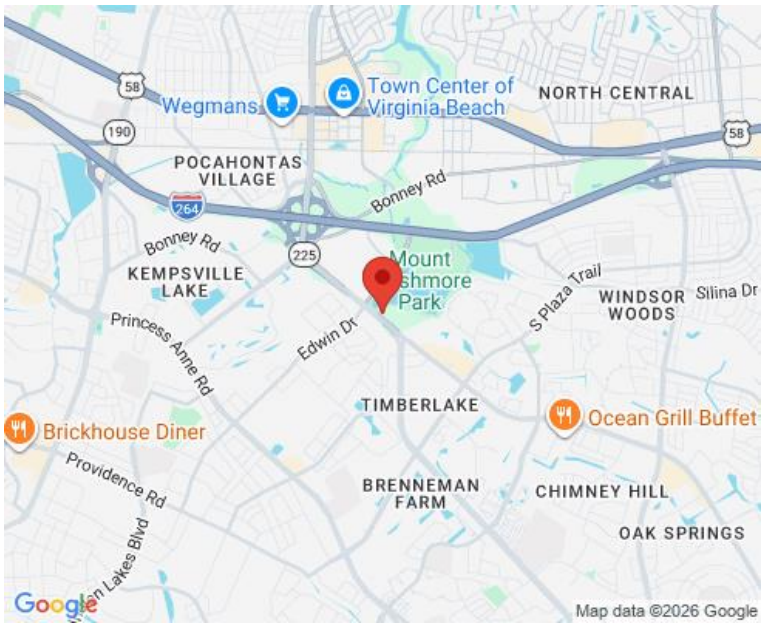
Professional Office Complex located in the Virginia Beach Central Business District.

- Professional 3,137 SF Office Building situated at Lake Trashmore
- Monument sign for tenant
- Close to Central Business District (CBD) without CBD lease rates
- Easy access to i-264 and the Courthouse via Edwin Drive and Princess Anne Road
- **FULLY LEASED**

DEMOGRAPHICS

Radius:	**1 mile**	**3 mile**	**5 mile**
Population:	15,870	145,847	291,186
Average HH Income:	$84,962	$84,928	$89,736
Traffic Count:	87,143		

AREA MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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lburns@pembrokerealty.com

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