

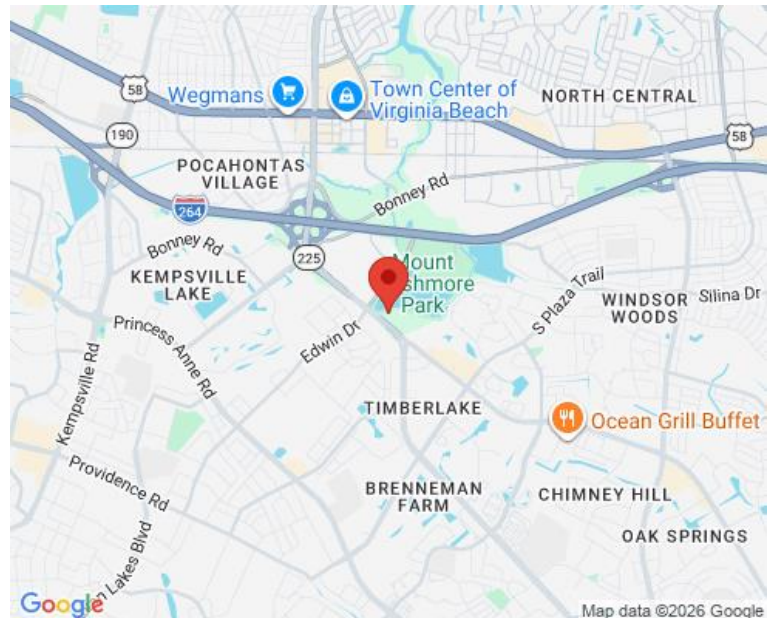


PROPERTY OVERVIEW

AREA MAP

Professional Office Building located in the Mount Trashmore Office Park and near the Virginia Beach Central Business District.

- Situated at Lake Trashmore
- Close to the Virginia Beach Central Business District (CBD) without CBD lease rates
- Easy access to I-264 and the Courthouse via Edwin Drive and Princess Anne Road
- **100% Leased**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	16,308	144,919	289,939
Average HH Income:	\$84,426	\$84,977	\$89,786
Traffic Count:	78,566		

FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141
lburns@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
www.pembrokerealty.com

508 S. Independence Boulevard

± 0 SF AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS

(757) 490-3141

lburns@pembrokerealty.com

Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com