

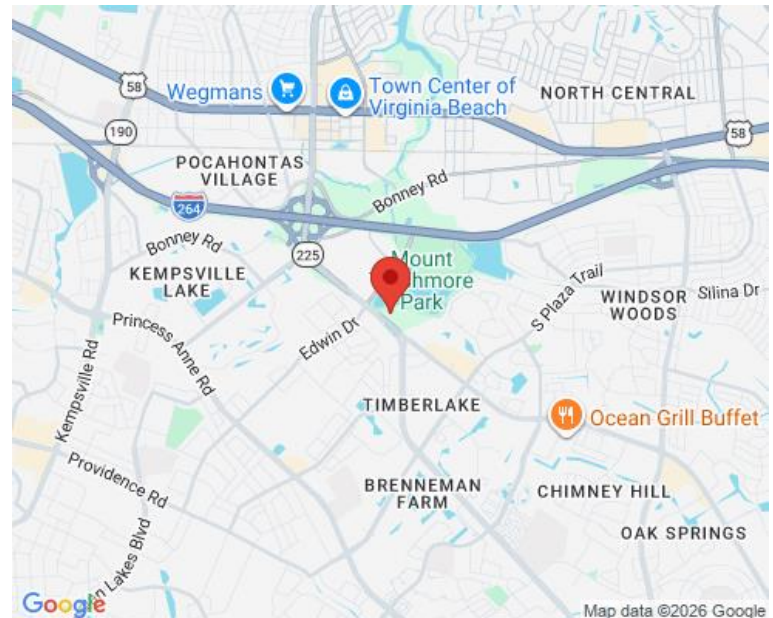


PROPERTY OVERVIEW

AREA MAP

Professional Office Complex located 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
- Zoning B-2
- **AVAILABLE 3/1/24: ±1,193 SF (Ground Floor)**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	16,158	145,424	290,502
Average HH Income:	55,118	58,124	60,712
Traffic Count:	87,143		

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

516 S. Independence Blvd.

± 1,193 SF AVAILABLE

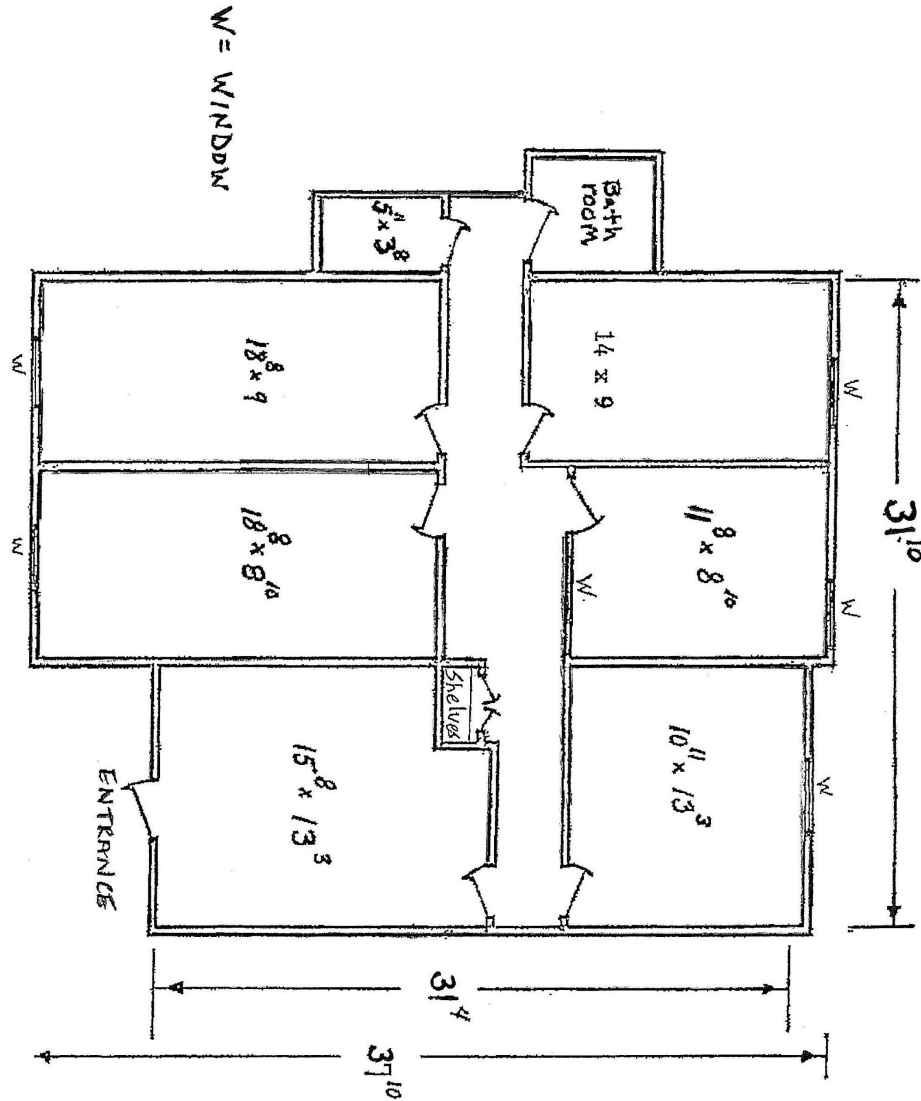


FOR MORE INFORMATION, PLEASE CONTACT:

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

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

516 S INDEPENDENCE BLVD
SUITE 104
1,193 SQUARE FEET



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