PEMBROKE
REALTY GROUP

522 S. Independence Blvd.
Virginia Beach, VA 23452

**FOR LEASE**
**± 178 SF AVAILABLE**



## PROPERTY OVERVIEW

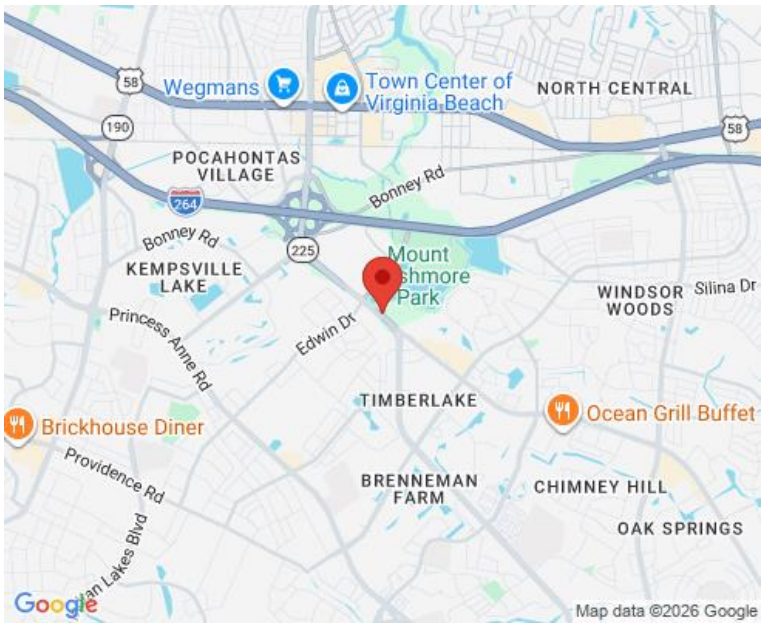
Professional Office Complex with elevator access near the Virginia Beach Central Business District with beautiful lake views and courtyard.

- Situated at Lake Trashmore
- Close to Central Business District (CBD) without CBD lease rates
- Easy access to I-264 and Courthouse via Edwin Drive and Princess Anne Road
- **AVAILABLE: ±178 Window Office.**

## DEMOGRAPHICS

| **Radius:** | **1 mile** | **3 mile** | **5 mile** |
|---|---|---|---|
| **Population:** | 15,801 | 146,021 | 297,667 |
| **Average HH Income:** | $83,284 | $88,896 | $95,644 |
| **Traffic Count:** | 75,922 | | |

## AREA MAP





FOR MORE INFORMATION, PLEASE CONTACT:

**LENNY BURNS**
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lburns@pembrokerealty.com

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