

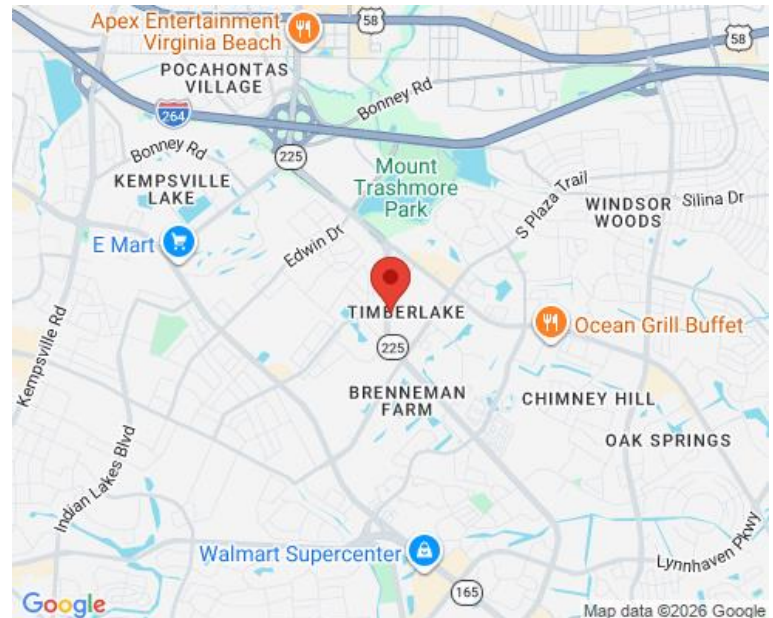


PROPERTY OVERVIEW

One-story brick office building located near the Virginia Beach Town Center, **Green Meadows Office Building** is convenient to I-264. Easy access and visibility from S. Independence Boulevard with a signalized intersection at Green Meadows Drive.

- Perfect for small business with a reception area, offices and restroom
- **AVAILABLE TO LEASE 4/1/26: ±868 SF**
- **AVAILABLE FOR SALE (Includes 10,146 SF Building plus ±0.5 AC Land)**

AREA MAP



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	16,462	153,375	284,312
Average HH Income:	\$87,410	\$90,401	\$95,268

FOR MORE INFORMATION, PLEASE CONTACT:

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Pembroke Realty Group

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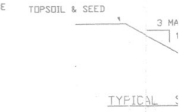
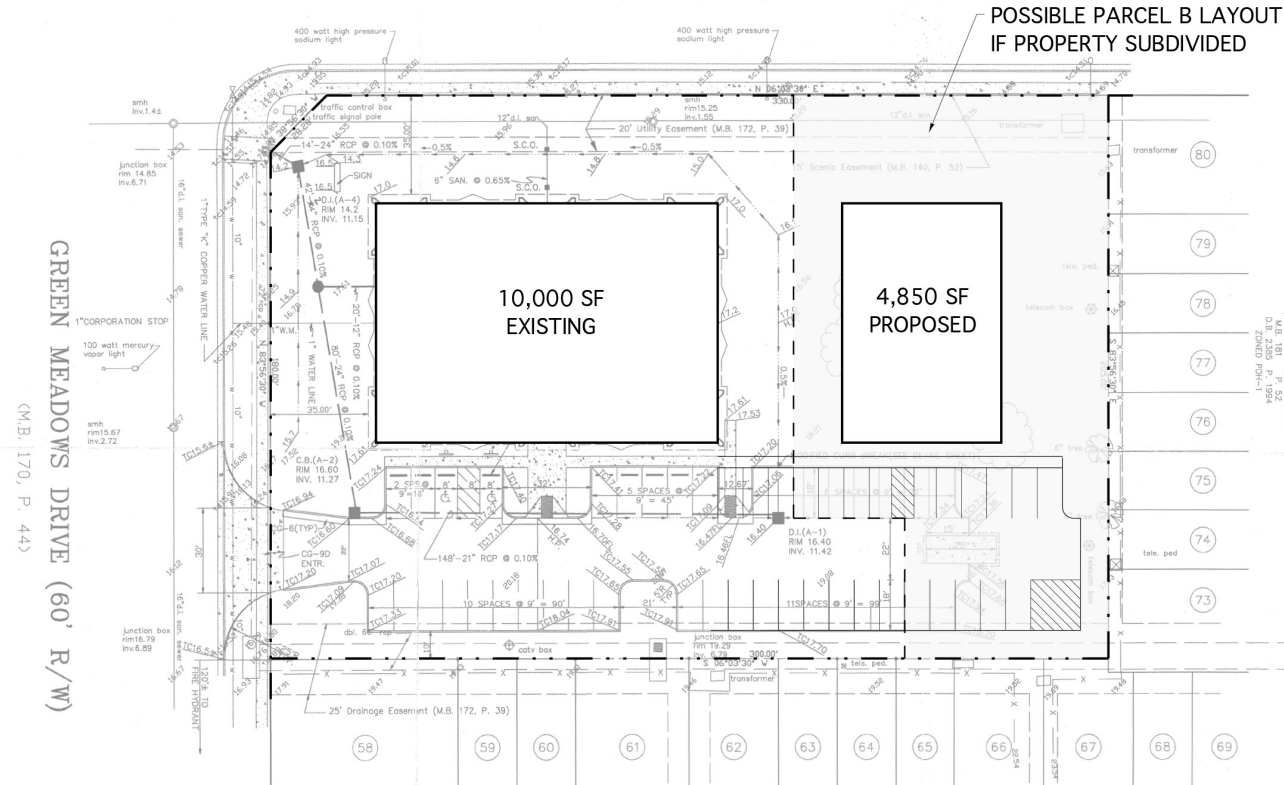
Green Meadows Office Building

± 868 SF AVAILABLE

7. REMOVE ALL TEMPORARY E&S DEVICES AFTER STABILIZATION IS ACHIEVED ON DERIVED AREAS.

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

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



SITE INFORMATION
ADDRESS: INDEPENDENCE I
SITE ZONING: FDU-1
SITE AREA: 1.9780 ACRES
RECORDED IN: M.B. 172 P. 1
CPIN: 1478-75-5881

SEWER FLOWS
AVG. 3.47GPM
PEAK 0.66 GPM

FIRE FLOW 1250 GPM

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

DRAINAGE FIXTURE UNITS
DFU's - 61

ERU CALCULATIONS
SITE IMPERVIOUS ANPA =
ERU's = 24,376 = 11.8
2399 S.F./ERU

TOTAL SITE AREA = 1.373

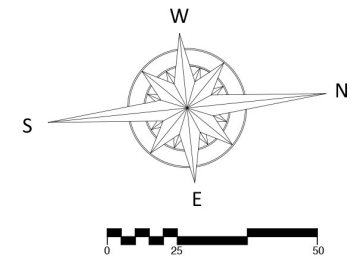
PROPOSED USE: OFFICE

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



Cox, Klierer & Company, P.C.

GREEN MEADOWS DRIVE – OFFICE TEST FIT

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