PEMBROKE
REALTY GROUP

The Meadows

505 S. Independence Boulevard
Virginia Beach, VA 23452

± 493 - 7,001 SF AVAILABLE



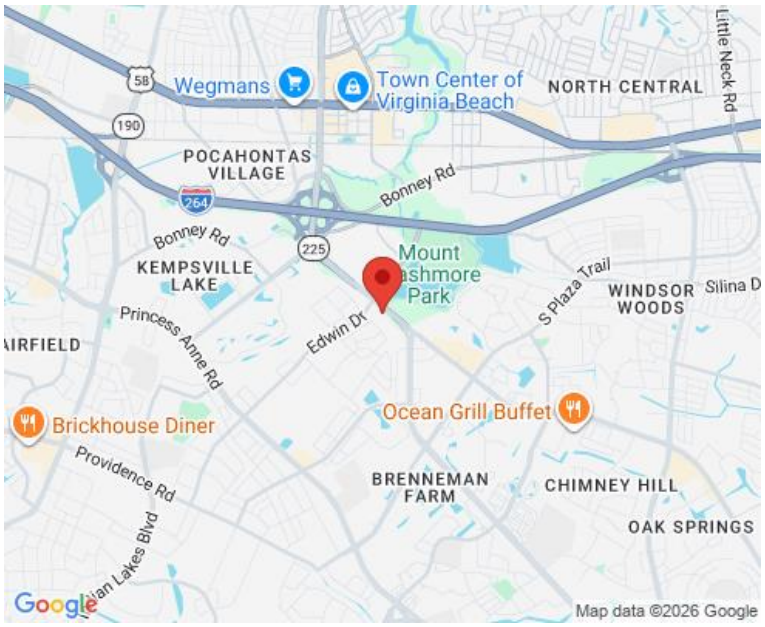
PROPERTY OVERVIEW

Professional Office Complex in close proximity to the Virginia Beach Central Business District (CBD) without CBD lease rates.

- Easy access to I-264 and the Virginia Beach Courthouse via Edwin Drive to Princess Anne Road
- Ingress/egress at traffic signal at Edwin Drive
- Great parking ratio: 6.25 spaces per 1,000 SF

AVAILABLE: ±1,472 - 3,855 SF (Landlord can combine suites to provide up to ±7,001 SF)
AVAILABLE 12/1/2026: ±493 SF

AREA MAP



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	15,534	146,250	290,656
Average HH Income:	85,428	88,707	95,476
Traffic Count:	76,073		

FOR MORE INFORMATION, PLEASE CONTACT:

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