



PROPERTY OVERVIEW

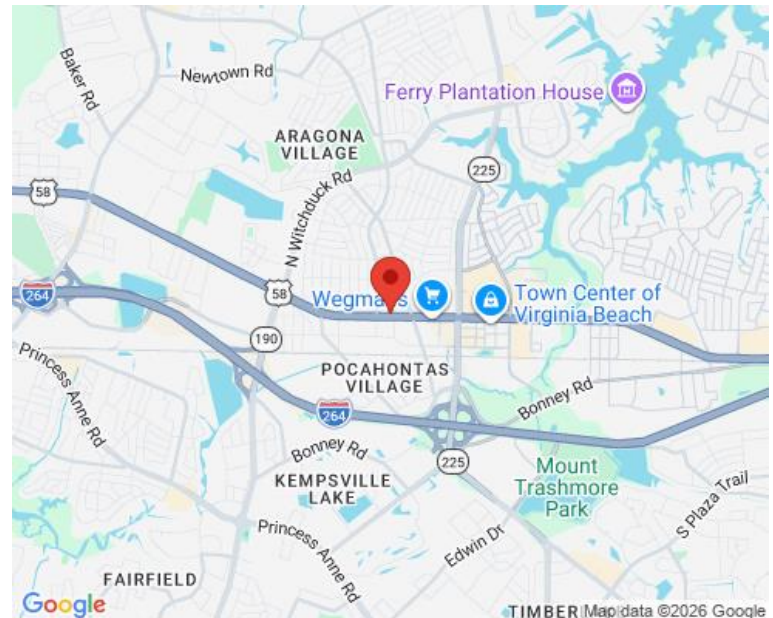
AREA MAP

Located near the Virginia Beach Central Business District, this +/-15,000 SF Out Parcel has excellent visibility on Virginia Beach Boulevard.

- +/-15,000 SF parcel for lease on Virginia Beach Boulevard
- Close access to I-264/64
- Pembroke/Town Center trade area
- Suitable for bank, restaurant, etc.
- **LEASED TO DEL TACO**

DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	13,945	120,953	296,520
Average HH Income:	\$61,628	\$73,612	\$74,839
Traffic Count:	44,000 VPD		



FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

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Pembroke Realty Group

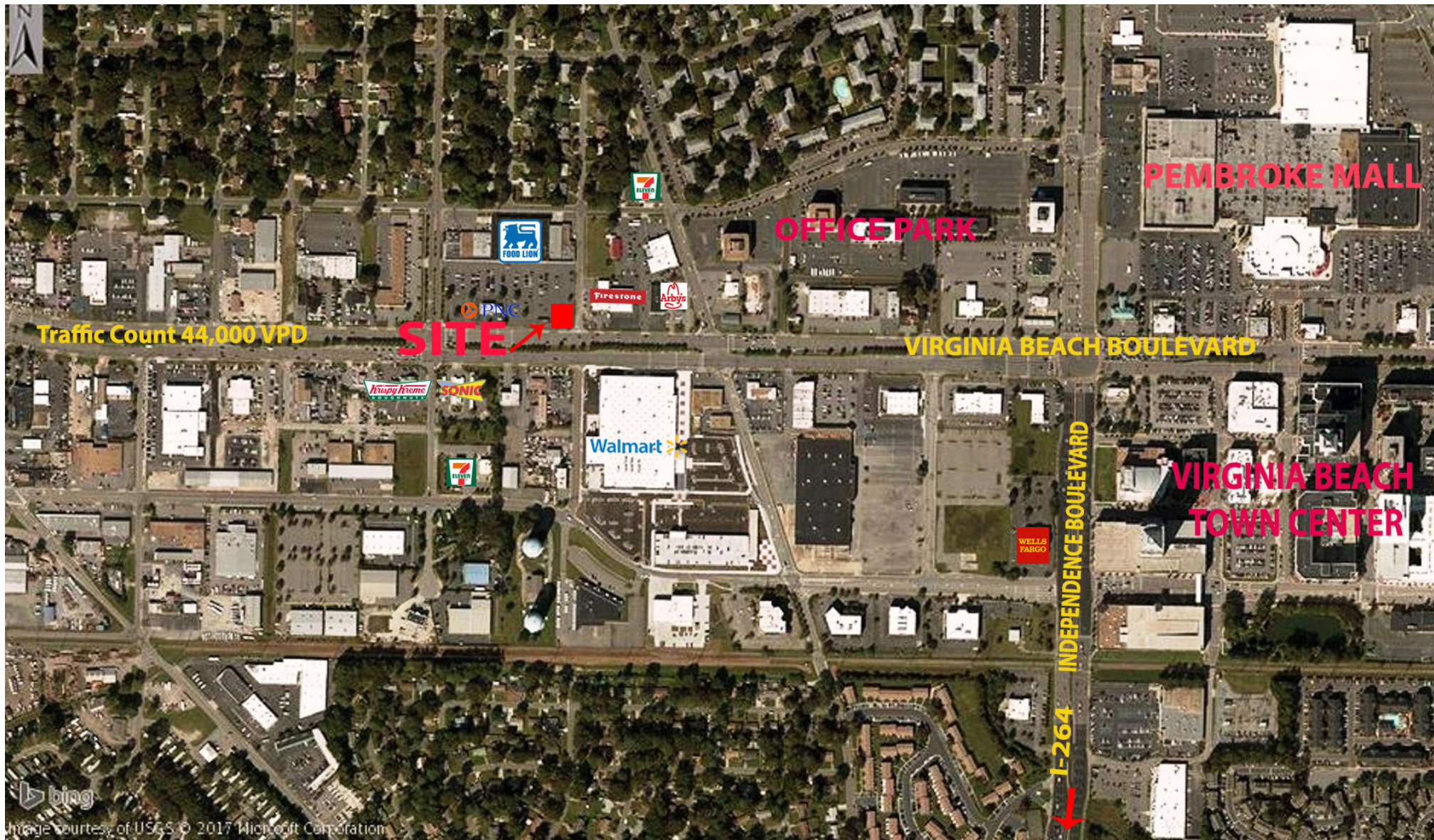
4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

4846 Virginia Beach Boulevard

± 0 SF AVAILABLE



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