



OFFICE BUILDING FOR SALE OR LEASE

6056 INDIAN RIVER ROAD

VIRGINIA BEACH, VA 23464



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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 2,576 SF |
| Sale Price: | Negotiable |
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Building Size: | 2,576 SF |

AVAILABLE SPACES **SF**

| | |
|----------------------|----------|
| 6056 Indian River Rd | 2,576 SF |
|----------------------|----------|

PROPERTY OVERVIEW

Located off I-64 and Indian River Road this former free standing bank has high visibility with more than 49,000 vehicles passing by daily.

PROPERTY HIGHLIGHTS

- Free standing former bank
- High traffic count with 49,275 VPD and high visibility
- 20 on-site parking spaces

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 5,198 | 36,265 | 99,922 |
| Total Population: | 13,355 | 97,841 | 270,158 |
| Average HH Income: | \$59,995 | \$72,196 | \$67,508 |

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



LOCAL AREA



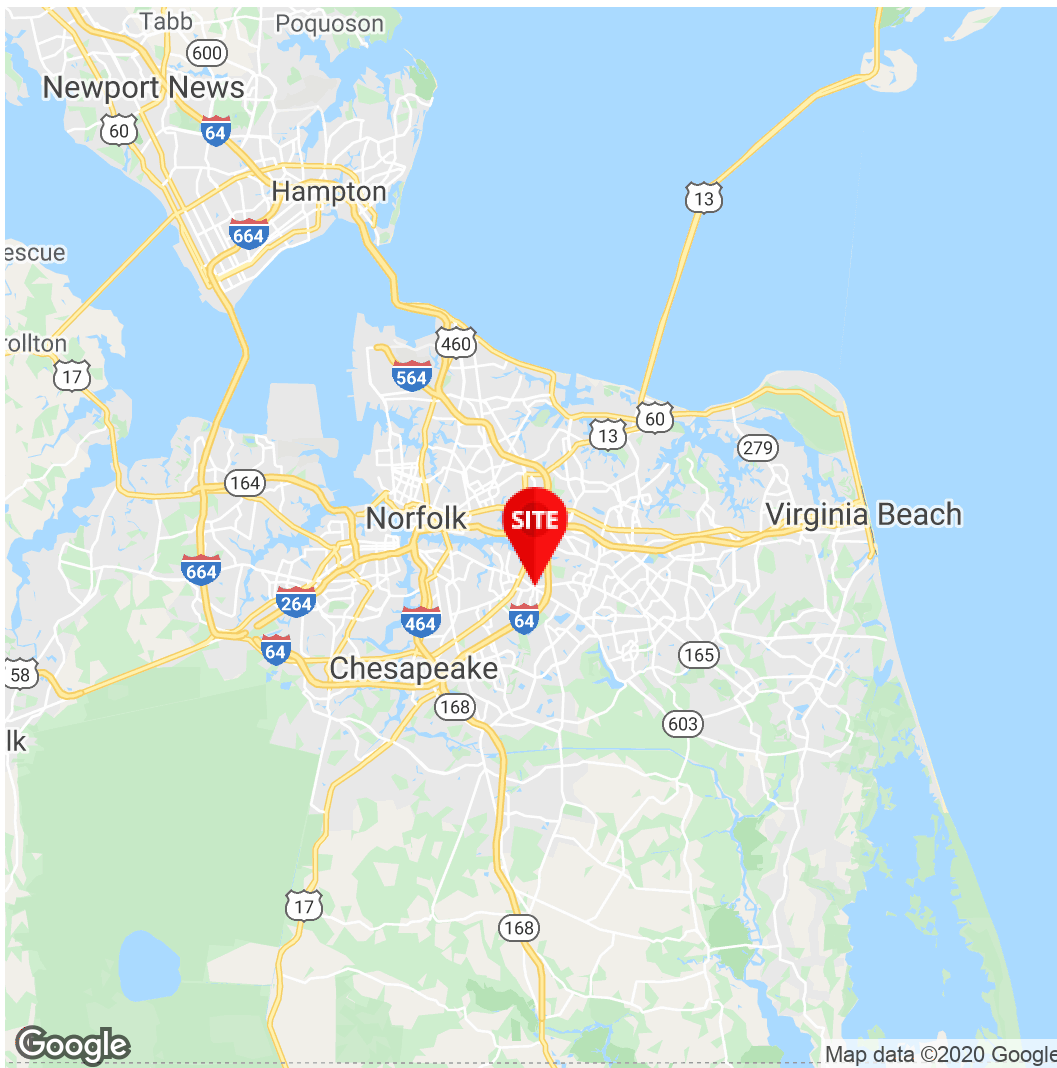
INDIAN RIVER ROAD (49-275 NPO)

409

Riviera Dr

Reon Dr





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