



MEDICAL OFFICE FOR SALE – IDEAL FOR INVESTOR OR OWNER-USER

GREEN RUN MEDICAL PLAZA

2020 SOUTH INDEPENDENCE BLVD, VIRGINIA BEACH, VA 23453



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$1,095,000
Price / SF:	\$103.94
Lot Size:	1.0 Acres
Year Built:	1984
Building Size:	10,535 SF
Zoning:	PD-H1
Parking Ratio:	5 per 1,000 SF

PROPERTY OVERVIEW

This medical office features a prime location on highly traveled South Independence Boulevard, between Lynnhaven Parkway & Princess Anne Road, is surrounded by densely populated neighborhoods, and is just 1.5 miles from Sentara Princess Anne Hospital.

PROPERTY HIGHLIGHTS

- Significant upside potential via interior upgrades and the conversion of approximately 2,000 sf of common area into leasable space
- Short term leases at below market rents provide flexibility and additional value creation opportunities
- Parking lot repaved and restriped Summer 2018
- Offered below city assessment of \$1.33 million and significantly below replacement cost

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	7,565	25,550	45,716
Total Population:	21,327	72,174	129,805
Average HH Income:	\$63,304	\$69,576	\$74,105

GREEN RUN MEDICAL PLAZA

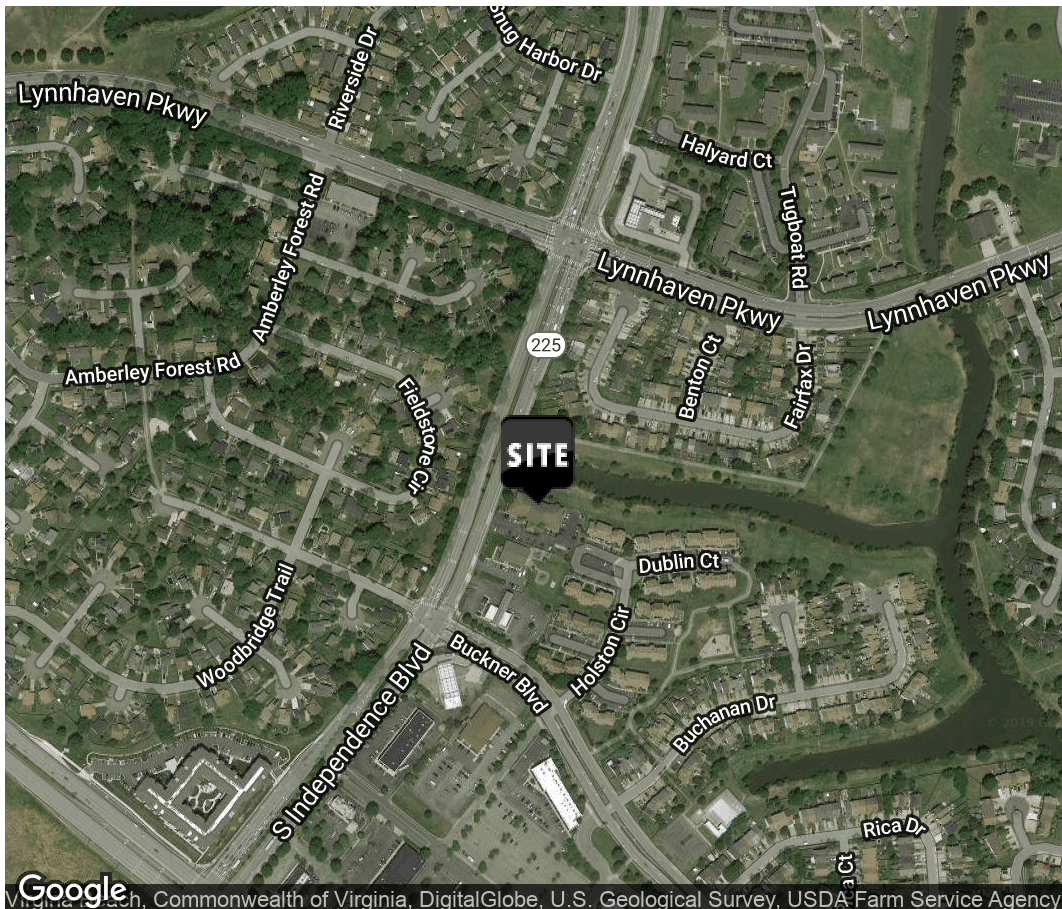
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ADDITIONAL PHOTOS





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