



**LAND FOR SALE/LEASE**

# 5588 VIRGINIA BEACH BOULEVARD

VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

Sale Price:	\$525,000
Lease Rate:	Negotiable
Lot Size:	0.5 Acres
Zoning:	B-2

### PROPERTY HIGHLIGHTS

- Plans approved for up to 6,000 S.F. of retail space.
- Build-to-suit opportunity.
- Owner is willing to ground lease.
- 42,000 VPD on Virginia Beach Boulevard.
- Cross access, ingress/egress easements with the adjacent Executive Cove Center.

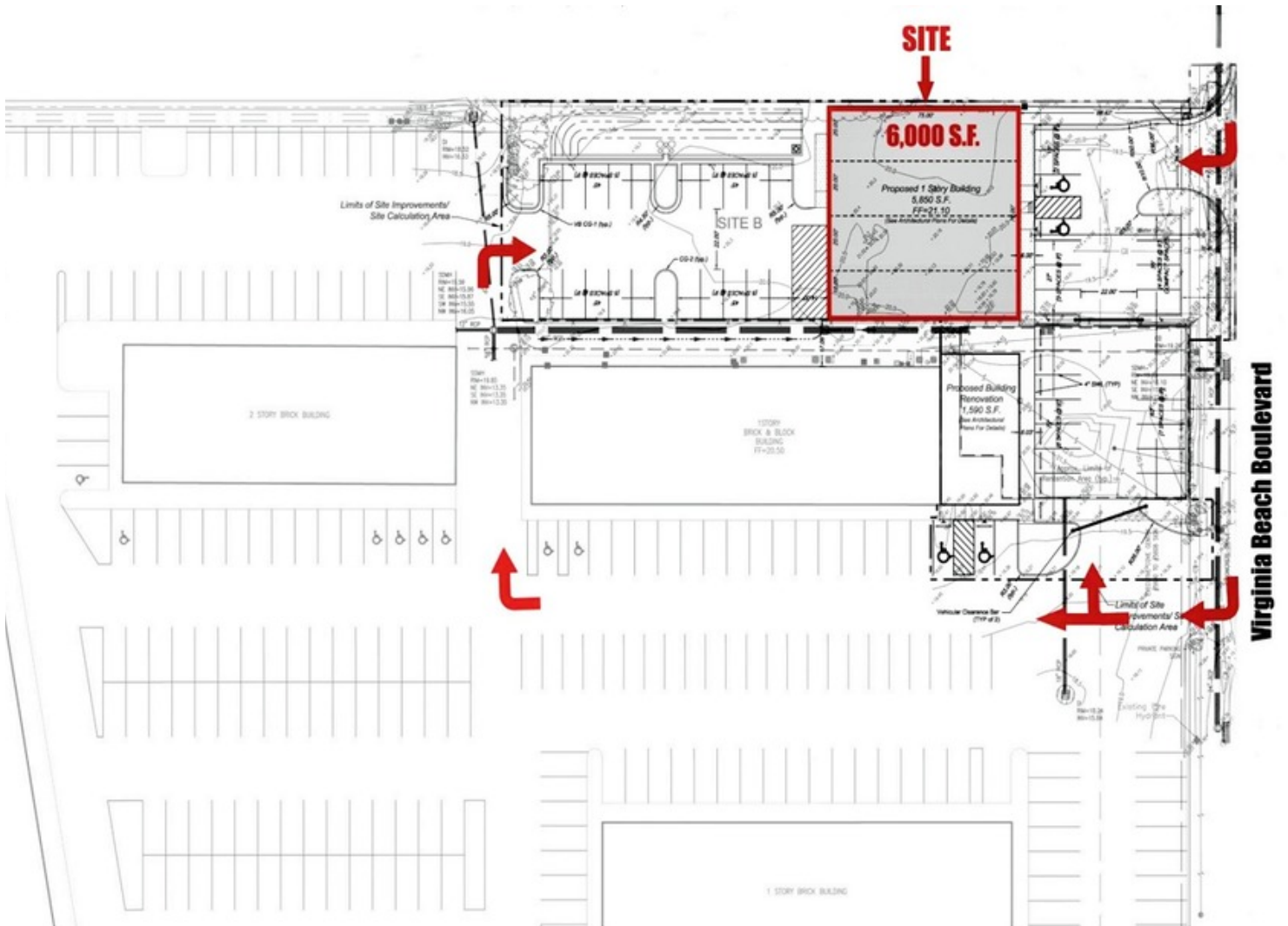
### DEMOGRAPHICS

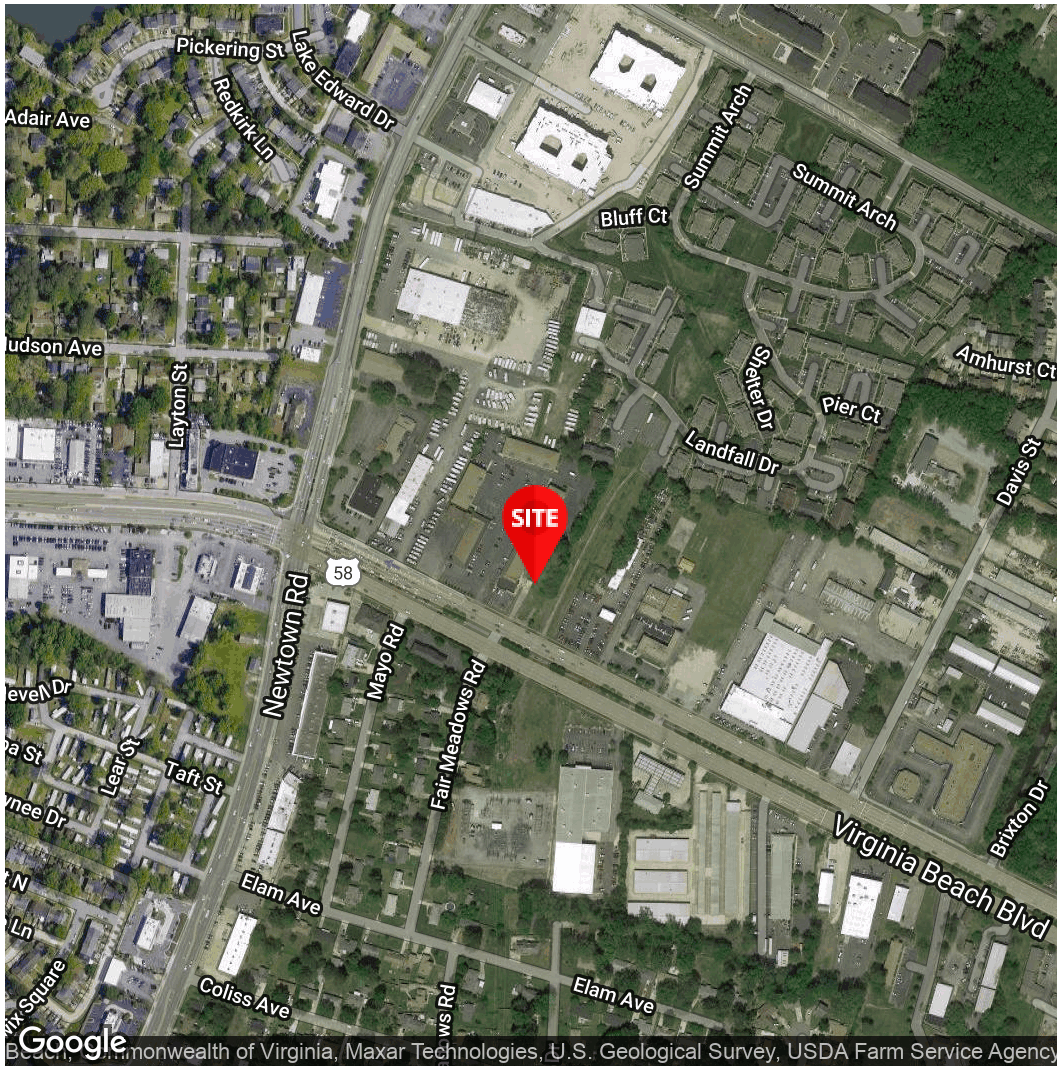
	1 Mile	3 Miles	5 Miles
Total Households:	4,906	37,826	102,585
Total Population:	12,518	97,719	271,499
Average HH Income:	\$56,761	\$66,339	\$68,910

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SITE PLAN





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