

4336 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23452



PROPERTY DETAILS

- **1,000 sq. ft available immediately**
- **High profile Pembroke/Thalia location**
- **43,000 VPD on Virginia Beach Blvd**
- **Turn lane with four way ingress/egress**
- **Excellent area restaurant sales**
- **Pylon sign available**
- **\$2,000/mo (NNN or mod. gross rent)**

Rare, conveniently located small office or retail space available in Pembroke near Virginia Beach Town Center. The space has a small store front that opens up to a 1,000 s.f. open space. A pylon sign is available with visibility to 43,000 VPD and direct access from either direction of Virginia Beach Blvd with a left in deceleration lane and curb cut left out.



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,099	125,039	288,855
AVERAGE HH INCOME	\$79,658.00	\$86,590.00	\$91,104.00



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