



**OFFICE BUILDING FOR SALE**

# COURTYARD AT PROVIDENCE OFFICE PARK BUILDING 3

5265 PROVIDENCE RD, VIRGINIA BEACH, VA 23464



# COURTYARD AT PROVIDENCE OFFICE PARK | BUILDING 3

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Nestled in the heart of Virginia Beach, 5265 Providence Road, Building 3 presents a rare opportunity to own a well-maintained, standalone professional condo office building within the prestigious Courtyard at Providence office park. This ±3,996 SF single-story office building offers a turnkey solution for owner-occupants or investors seeking a prime location.

Strategically positioned just off Providence Road with easy access to both I-264 and I-64, this property enjoys excellent visibility, abundant parking, and a professionally landscaped setting that enhances curb appeal. Surrounded by a strong mix of professional and medical office users, the Courtyard at Providence is a proven business environment that combines convenience and prestige.

### PROPERTY HIGHLIGHTS

- ±3,996 SF of freestanding condo office building
- Flexible floorplan ideal for professional services, medical, or general office use
- Ample surface parking
- Well-managed office park with attractive landscaping and signage
- Zoned for office use, supporting a variety of business types
- Convenient access to major corridors, shopping centers, dining, and residential neighborhoods

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,570	47,680	120,449
Total Population	12,356	123,049	309,138
Average HH Income	\$122,254	\$103,473	\$100,378

### OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,966 SF

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BUILDING LOCATION



DIVARIS REAL ESTATE INC // 4525 MAIN STREET, SUITE 900, VIRGINIA BEACH, VA 23462 // DIVARIS.COM

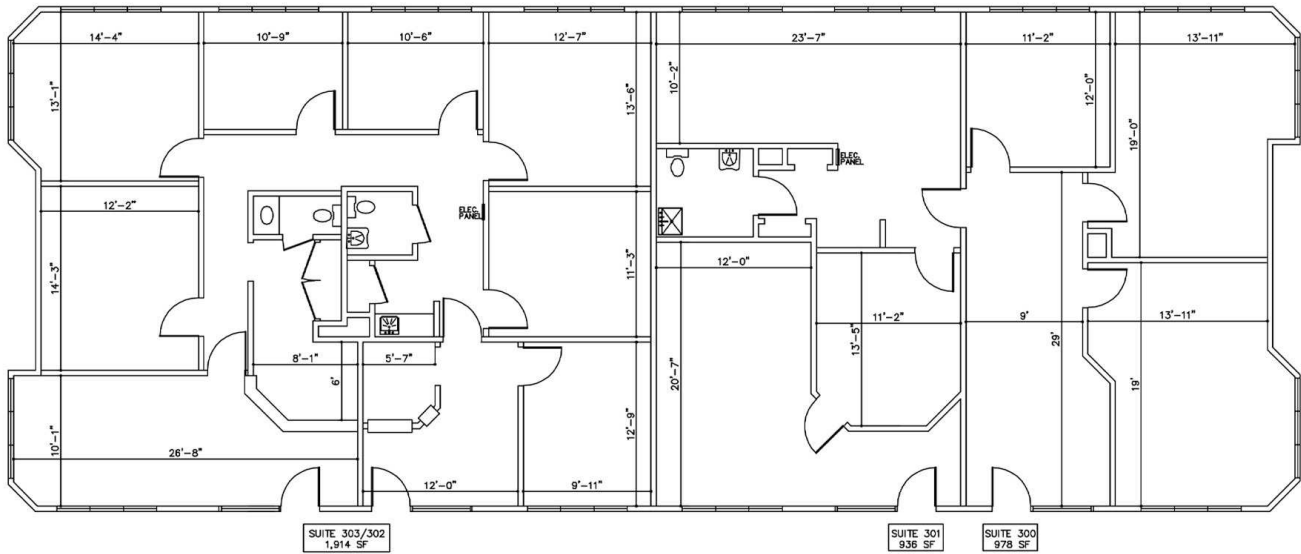
BUILDING LOCATION // 3

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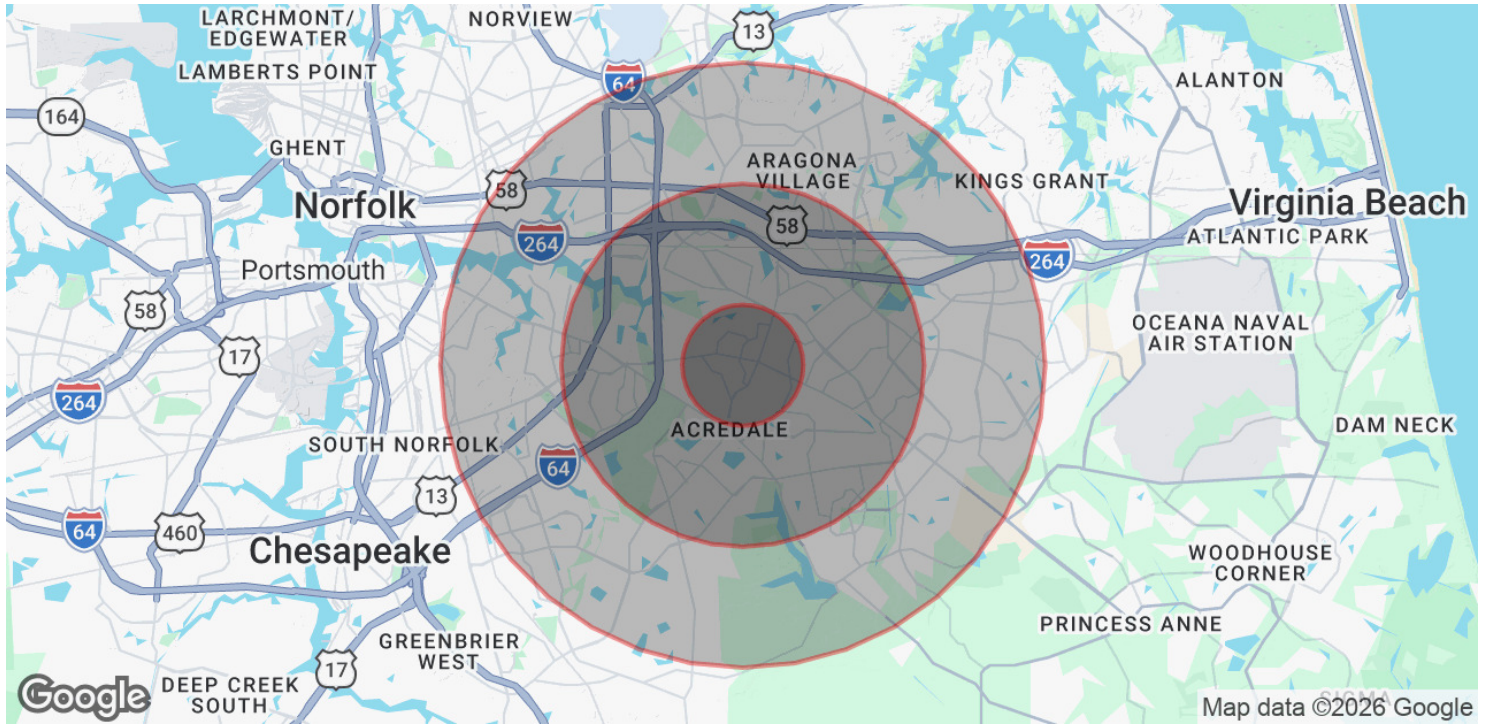
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FLOOR PLAN | 3,966 SF



# COURTYARD AT PROVIDENCE OFFICE PARK | BUILDING 3

## DEMOGRAPHICS MAP & REPORT



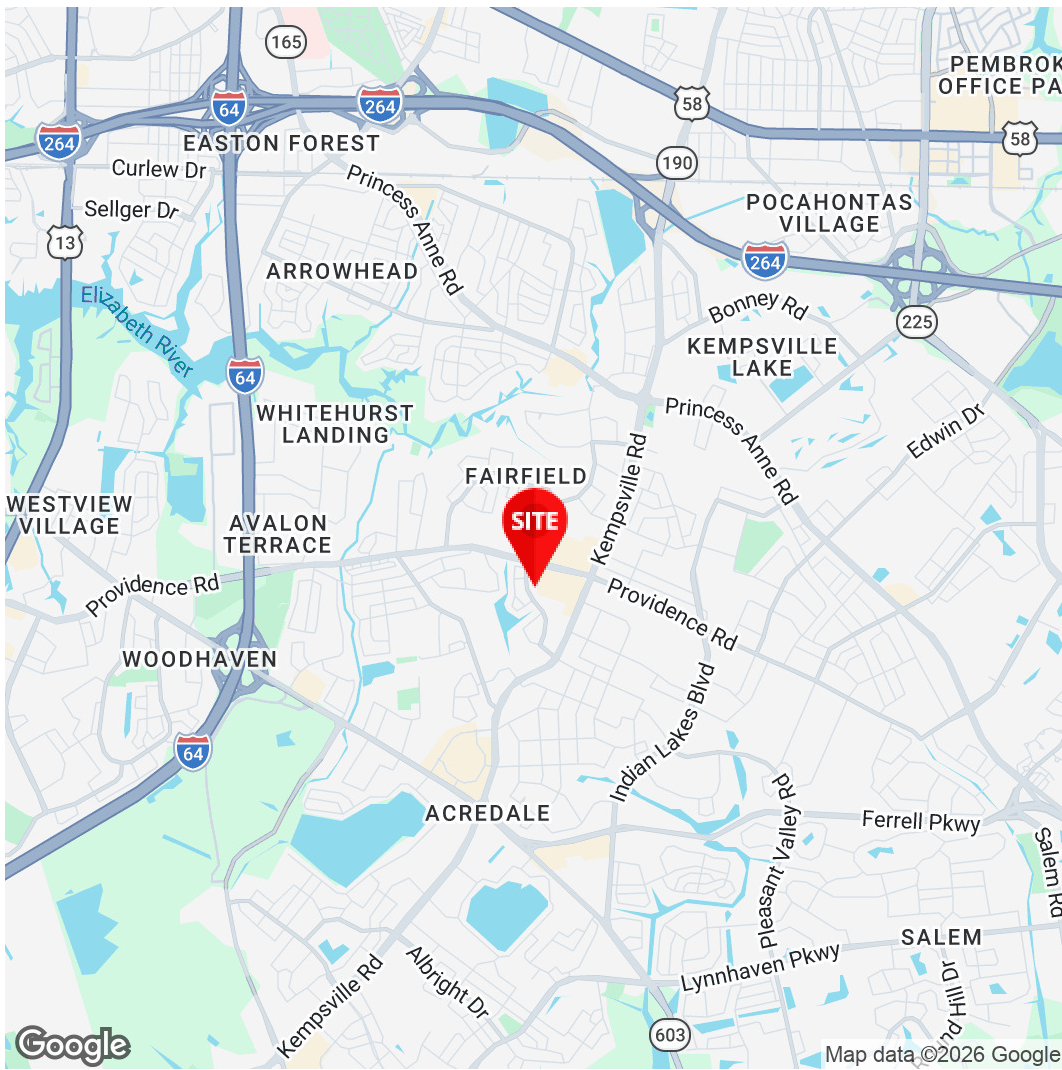
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,356	123,049	309,138
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	41

### HOUSEHOLDS & INCOME

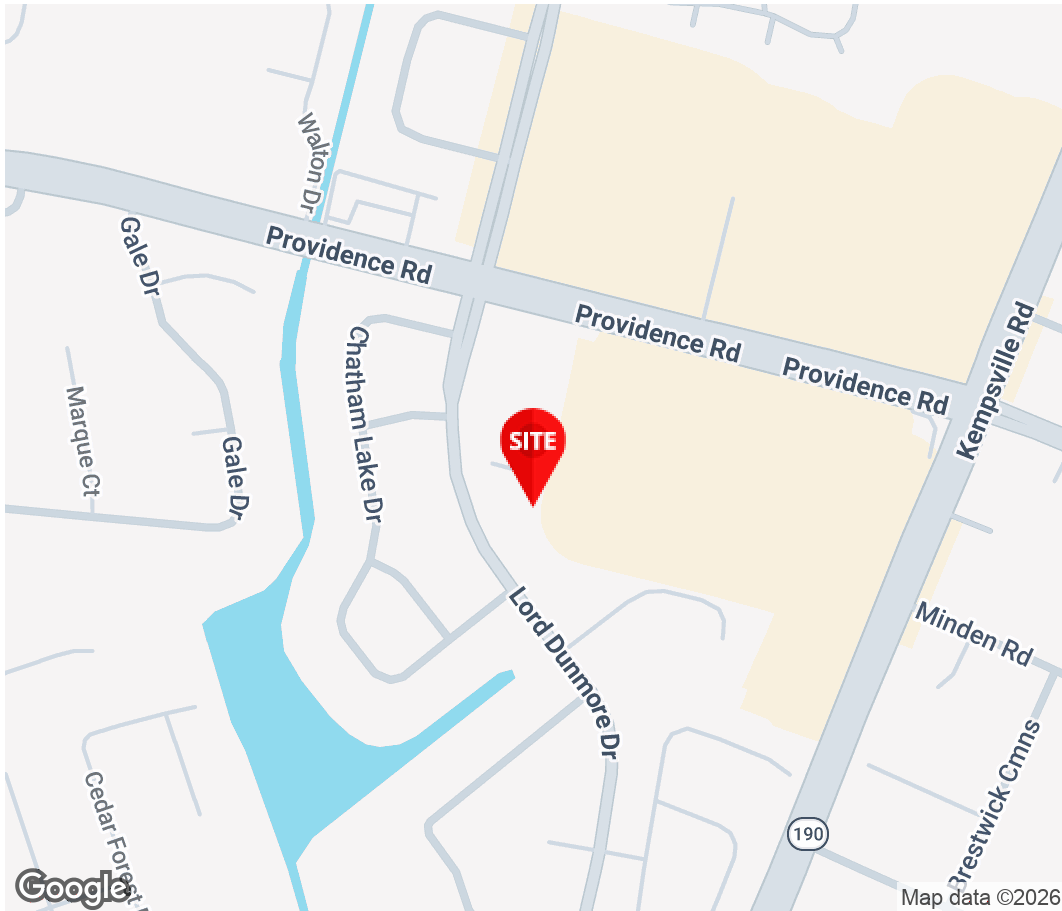
	1 MILE	3 MILES	5 MILES
Total Households	4,570	47,680	120,449
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$122,254	\$103,473	\$100,378
Average House Value	\$387,840	\$338,358	\$333,452

2020 American Community Survey (ACS)



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