

FOR SALE OR LEASE

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

O. 757.640.2290

ssanker@slnusbaum.com

EXECUTIVE SUMMARY

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



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5400 Virginia Beach Blvd is a well-located industrial property with 352 feet of frontage on Virginia Beach Boulevard in the heart of the business district, **only two miles from the Virginia Beach Town Center.**

The property consists of **two warehouses** on 7.5 acres. Ideal property for industrial use, or as a redevelopment opportunity.

Asking Price: \$14,300,000.00

Lease Rate: \$10.00/PSF, NNN



[CLICK HERE FOR PROPERTY VIDEO](#)



PROPERTY OVERVIEW

Building Size:	115,325± SF
Available SF:	115,325± SF
Zoning:	I-1 (Light Industrial)
Lot Size:	7.42± AC
Sprinkler:	Wet
Traffic Counts:	Virginia Beach Blvd – 40,000 VPD

5400 Virginia Beach Blvd

Building Breakdown:

- 73,325± SF warehouse / distribution
- 11,000± SF office space
- 6,000± SF of cold storage built in 2010

Year Built:

- 1965 / 1971 / 2010

Ceiling Height:

- 16.7' – 34'

Loading:

- Three (3) grade-level doors
- Four (4) dock height doors

5404 Virginia Beach Blvd

Building Breakdown:

- 31,000 ± SF warehouse/ distribution

Year Built:

- 2000

Ceiling Height:

- 22'

Loading:

- Seven (7) grade-level doors with interior van height position
- Rear ramp and dock loading

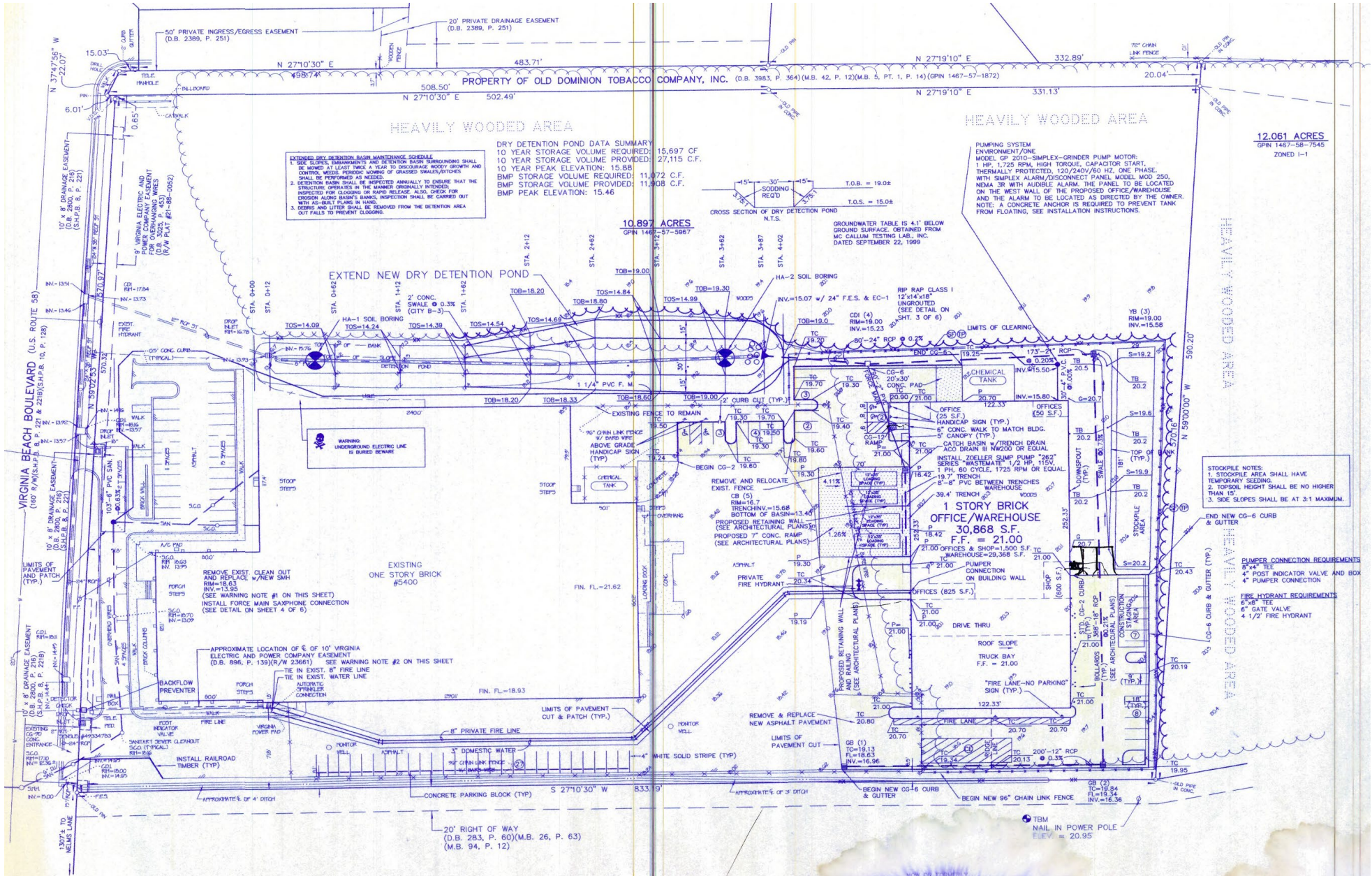
SITE PLAN

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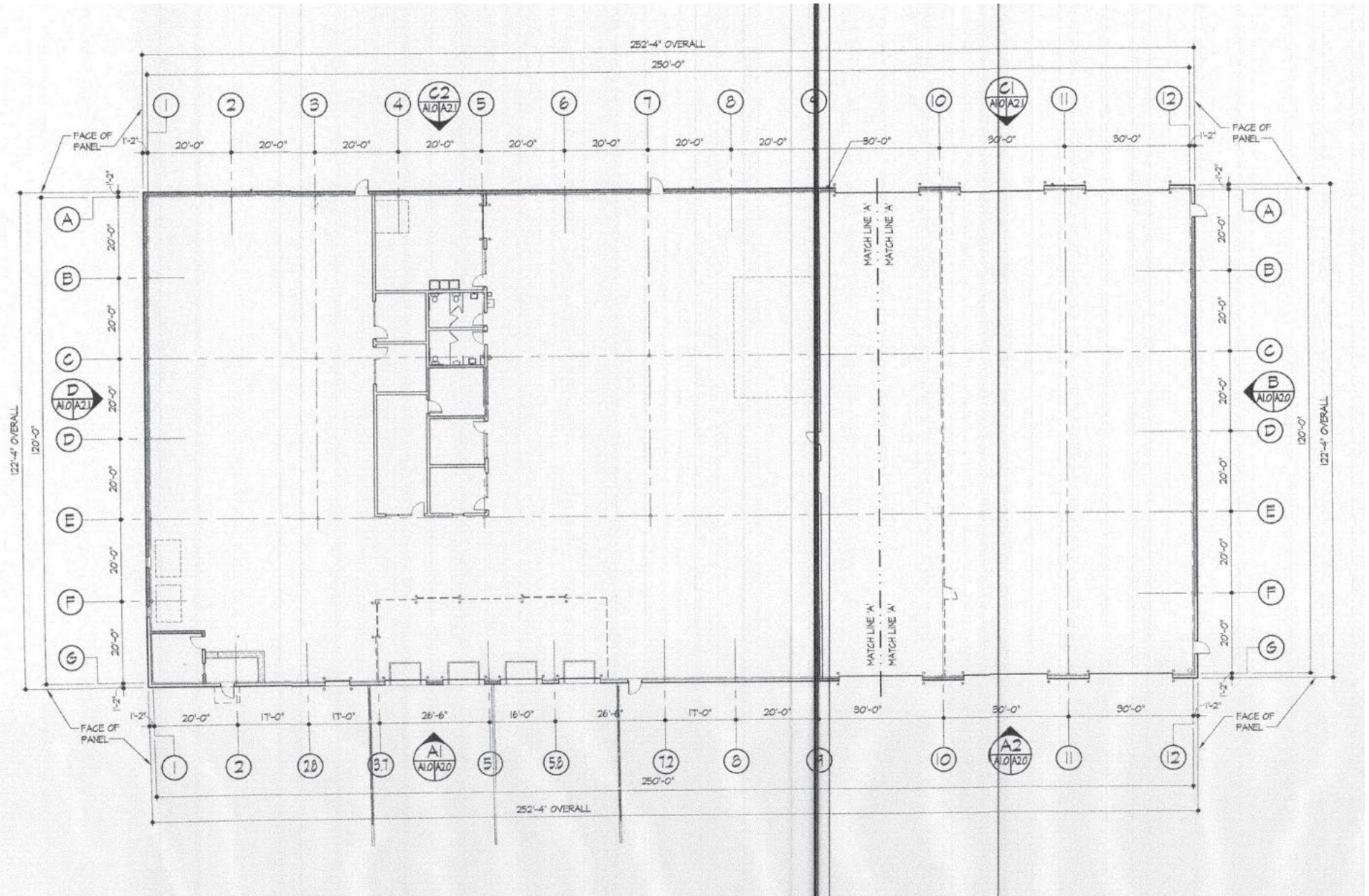
FLOOR PLAN - 5404 VB BVLD

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ADDITIONAL PHOTOS

5400 & 5404 VIRGINIA BEACH BOULEVARD

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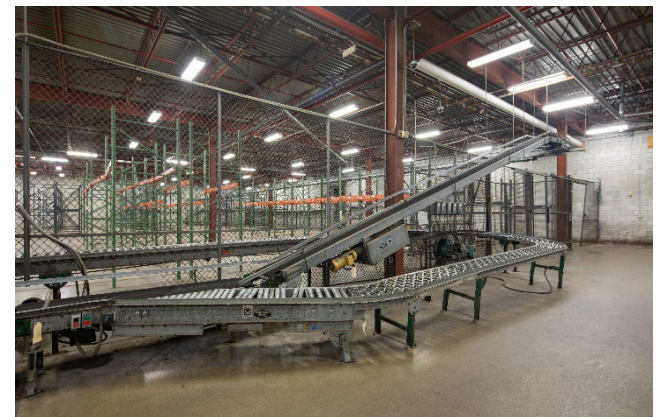
ADDITIONAL PHOTOS

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LOCATION MAP

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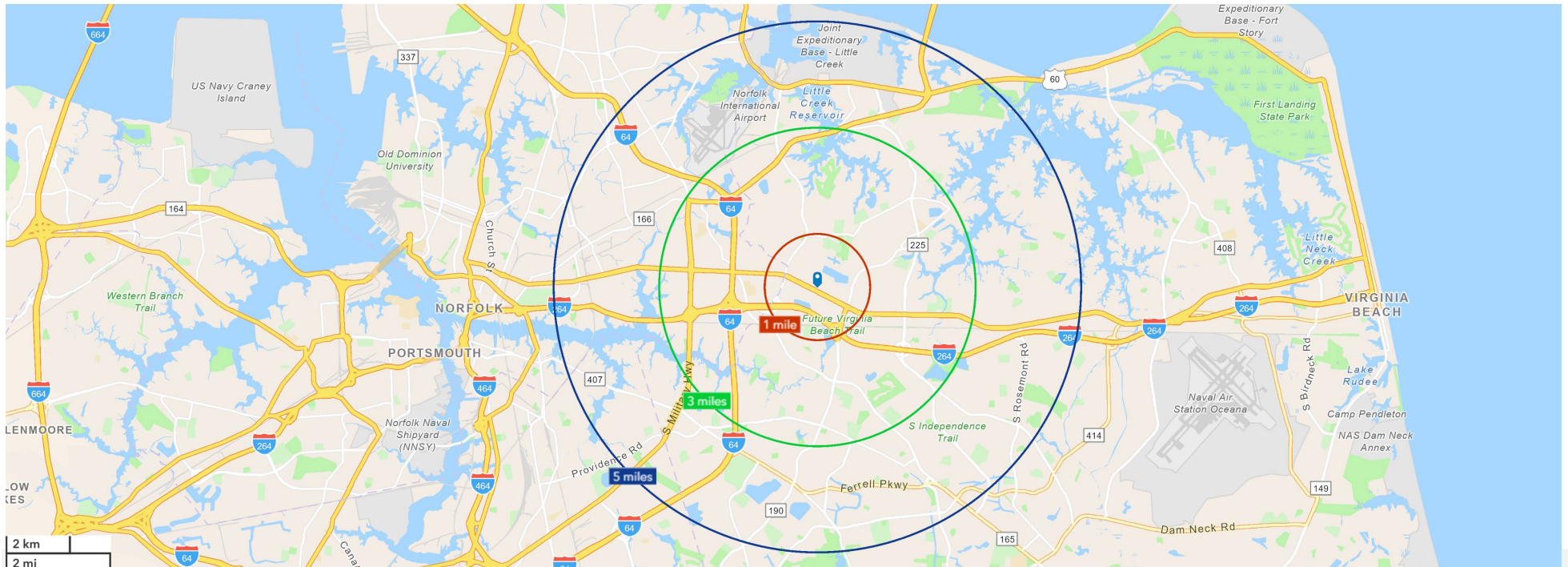
DEMOGRAPHICS REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,904	112,578	297,124
Average Age	34.4	37.5	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,629	46,747	119,332
# Of Persons Per Household	2.32	2.37	2.45
Average Household Income	\$84,847	\$102,259	\$106,880

2025 Environmental Systems Research Institute (ESRI 2026)

CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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