

**FOR  
SALE**



**1217 OCEANA BLVD**

**Sale Price:  
\$990,000**

**PROPERTY OVERVIEW**

Rare opportunity to acquire nearly 1.2 acres of commercial property positioned directly outside NAS Oceana, offering exceptional visibility, strong demographics, and multiple avenues for value creation, including office or retail redevelopment. The property is served by existing water, gas, sewer, and electrical infrastructure and currently features four fully operational self-service wash bays, an automatic coin changer, and one functioning automatic wash bay, with infrastructure in place for a second.

The existing car wash operation generates approximately \$5,000 in gross monthly revenue, providing immediate income with long-term redevelopment potential.

**DEMOGRAPHICS**

**0.25 MILES    0.5 MILES    1 MILE**

**Households:**                      177                      675                      1,611

**Population:**                      429                      1,646                      4,022

**PROPERTY HIGHLIGHTS**

- This center is located less than 0.5 miles from Naval Air Station Oceana which is a 6,820-acre Naval Air Station employing 10,500 military service members and 4,500 civilians. As one of the largest employers in Virginia Beach, NAS Oceana provides the region with \$2B in annual economic impact.
- Only one intersection away from the Navy Exchange, providing tax-free goods to service members, retirees, and family members
- 0.5 miles from the NAS Oceana Commissary, which welcomes 25,000+ visitors daily
- Frontage on Oceana Boulevard - 32,000 VPD

**FOR FURTHER INFORMATION, PLEASE CONTACT:  
NEAL SADLER • neal.sadler@divaris.com • 757.724.2243**



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