

AUTO DEALERSHIP BUILDING ON 2± ACRES

**3496 HOLLAND ROAD
VIRGINIA BEACH, VA 23452**

FOR LEASE



- Auto dealership building consisting of 18,336 SF.
- Excellent corner location on 2± acres.
- Zoned B-2. Potential retail, restaurant, bank, etc.
- High visibility (pylon sign available).
- Built in 1987 and recently renovated.

**LEASE RATE:
\$12,500/mo., NNN**

FOR MORE INFORMATION, PLEASE CONTACT:
C. Cheyney Cole, Jr, CCIM, Vice President
757.452.6139 (direct) | 757.270.5323 (mobile)
ccole@slnusbaum.com

S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | slnusbaum.com

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

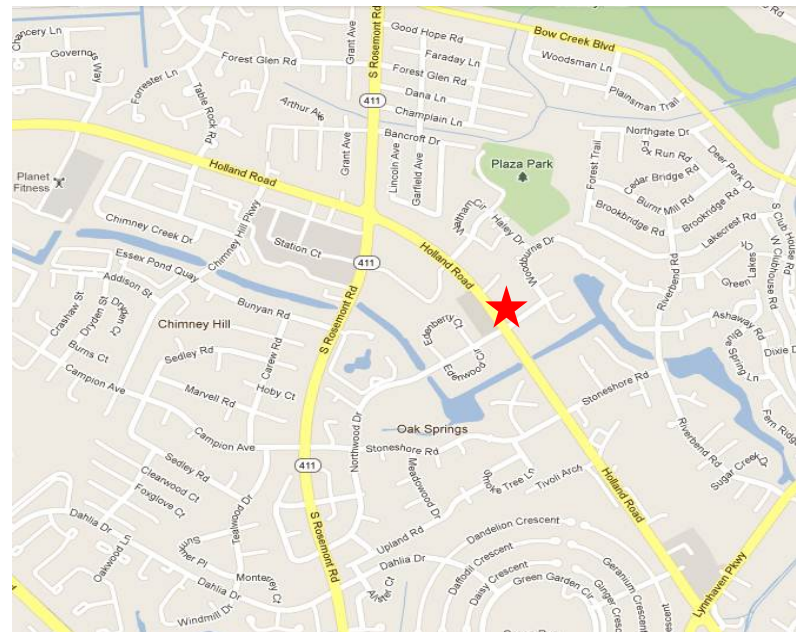


DEMOGRAPHICS (2017 ESRI):

	1 MI	3 MI	5 MI
Population	23,516	121,705	258,707
Households	8,484	44,674	94,738
Avg. HH Income	\$66,317	\$75,111	\$81,125

Traffic Counts (2018, CoStar):

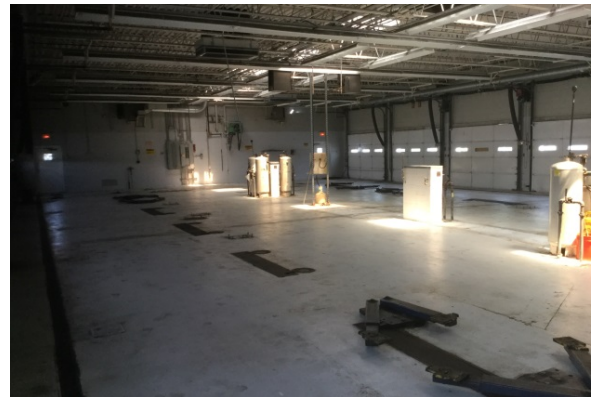
Holland Road at Diana Lee Drive	29,000 VPD
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