

INDUSTRIAL SPACE FOR SALE

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia



S.L. NUSBAUM
REALTY CO.



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

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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 just off 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.

OFFERING SUMMARY

Asking Price:	\$14,300,000
Building Size:	115,325± SF
Building Breakdown:	5400 VB Blvd 73,325± SF warehouse / distribution 11,000± SF office (Includes 6,000± SF of cold storage)
	5404 VB Blvd 31,000± SF warehouse / distribution
Available SF:	115,325± SF

Traffic Counts:	Virginia Beach Blvd – 40,000 VPD
Zoning:	I-1 (Light Industrial)
Year Built:	1965
Lot Size:	7.42± AC
Ceiling Height	26' – 35'
Sprinkler:	Wet
Loading:	One (1) – 12' x 10' grade
	Seven (7) – 14' x 12' grade
	Six (6) – 14' x 20' grade
	Seven (7) – 10' x 12' dock

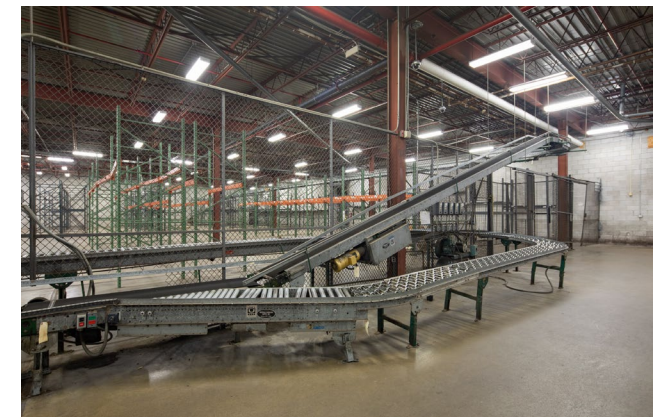
ADDITIONAL PHOTOS

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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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