

**FOR
SALE**

OFFICE SUITES IN VIRGINIA BEACH

PROPERTY OVERVIEW

Positioned near the I-264 and Independence Boulevard interchange, 200 S Kellam Road offers a rare opportunity to acquire a small office property in the heart of Virginia Beach's Central Business District. Located adjacent to Best Buy and just minutes from Virginia Beach Town Center, the 2,220-square-foot building features multiple office suites that can support an owner-user, multi-tenant investment, or combination of both. B-2 zoning and a highly accessible, visible location provide flexibility for immediate occupancy, rental income, and future value creation.

DEMOGRAPHICS

0.25 MILES 0.5 MILES 1 MILE

Households:	357	1,741	7,092
Population:	907	3,879	16,307
Avg HH Income:	\$87,565	\$97,023	\$94,228

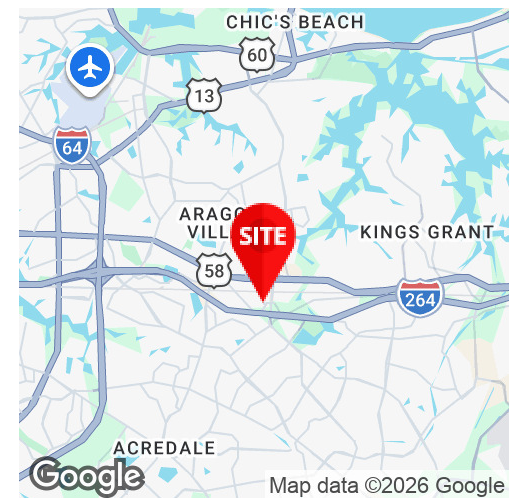
PROPERTY HIGHLIGHTS

- 2,220-square-foot office building
- Multiple small office suites
- 0.21-acre parcel
- Flexible B-2 zoning
- Ideal for an owner-user or investor
- Potential for multi-tenant income
- Near I-264 and Independence Boulevard
- Adjacent to Best Buy and Virginia Beach Town Center
- Located within Virginia Beach's Central Business District

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



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