

office FOR SALE



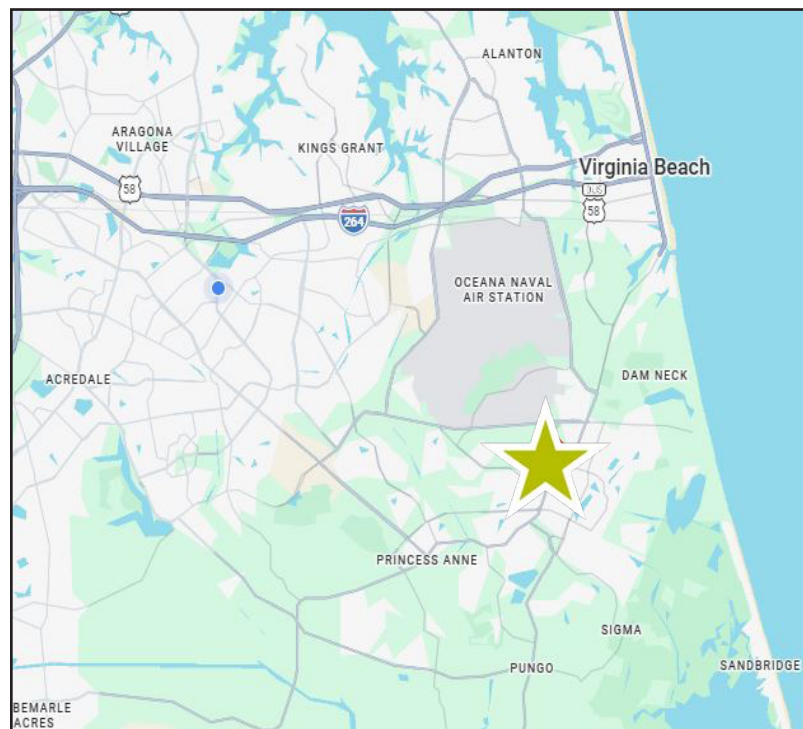
Office Building | 2020 General Booth Boulevard, Virginia Beach, VA 23454

SALE PRICE: \$1,981,142.86 (7% CAP)

PROPERTY FEATURES:

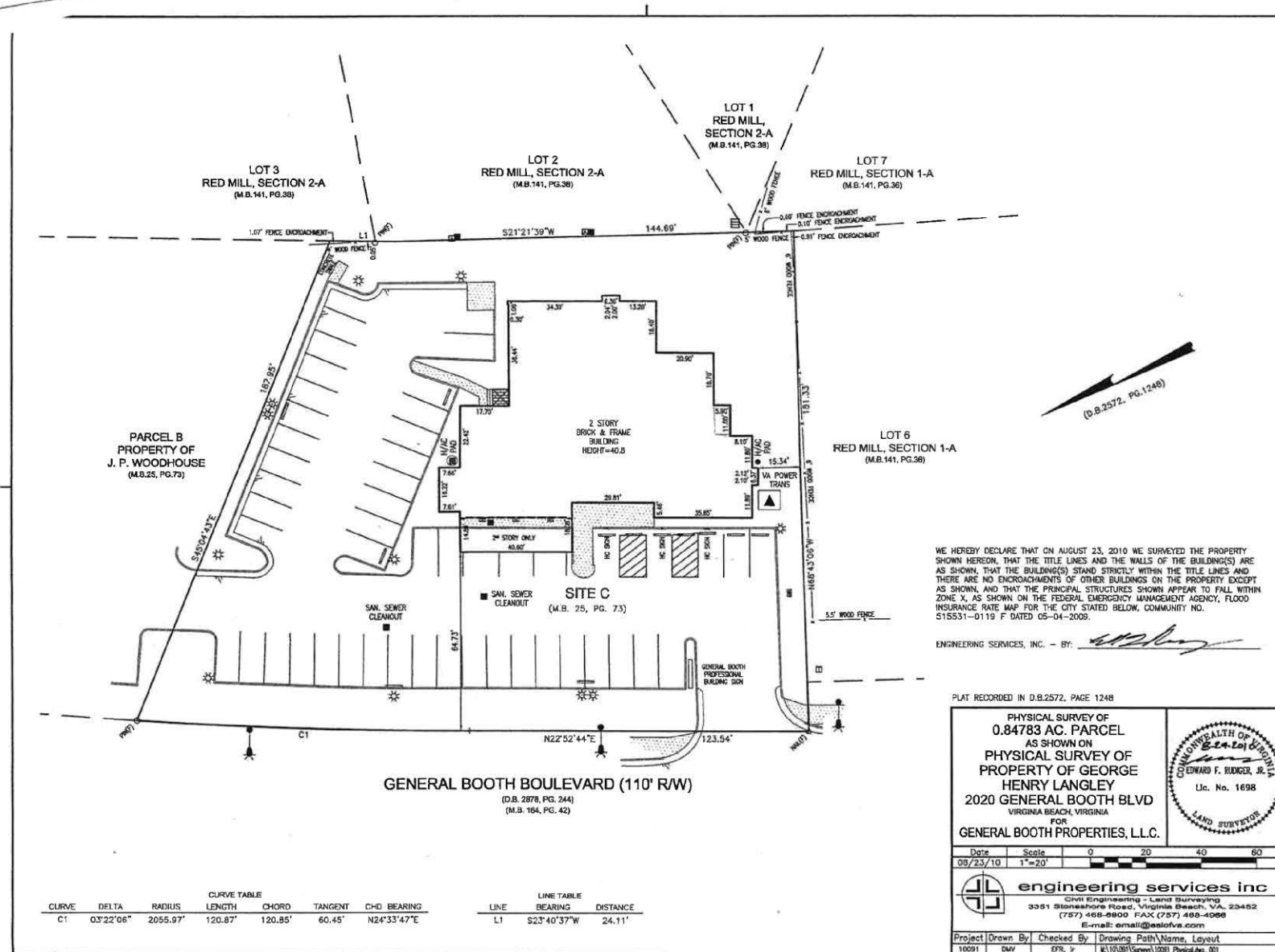
- **±11,518 SF two-story, multi-tenant office building** (99.5% Leased) situated on 0.85 AC in the Princess Anne submarket of Virginia Beach.
- **Excellent visibility and accessibility** with dual ingress/egress points on heavily-trafficked General Booth Boulevard (over 30K VPD).
- **Surrounded by established residential neighborhoods and major national retailers** in one of Virginia Beach's primary north-south commercial corridors.
- **Built in 1988 with major building upgrades in 2015** and 50 surface parking spaces (4.4 per 1,000 sq. ft.)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	9,748	51,858	99,537
Avg HH Income	\$135,001	\$134,991	\$131,205
Households	3,386	17,325	34,632



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SITE PLAN



FLOOR PLAN (FIRST)



FLOOR PLAN (SECOND)

