



FOR LEASE OR SALE

6229 INDIAN RIVER ROAD
VIRGINIA BEACH, VA 23464



THALHIMER

PROPERTY FEATURES



HIGHLIGHTS

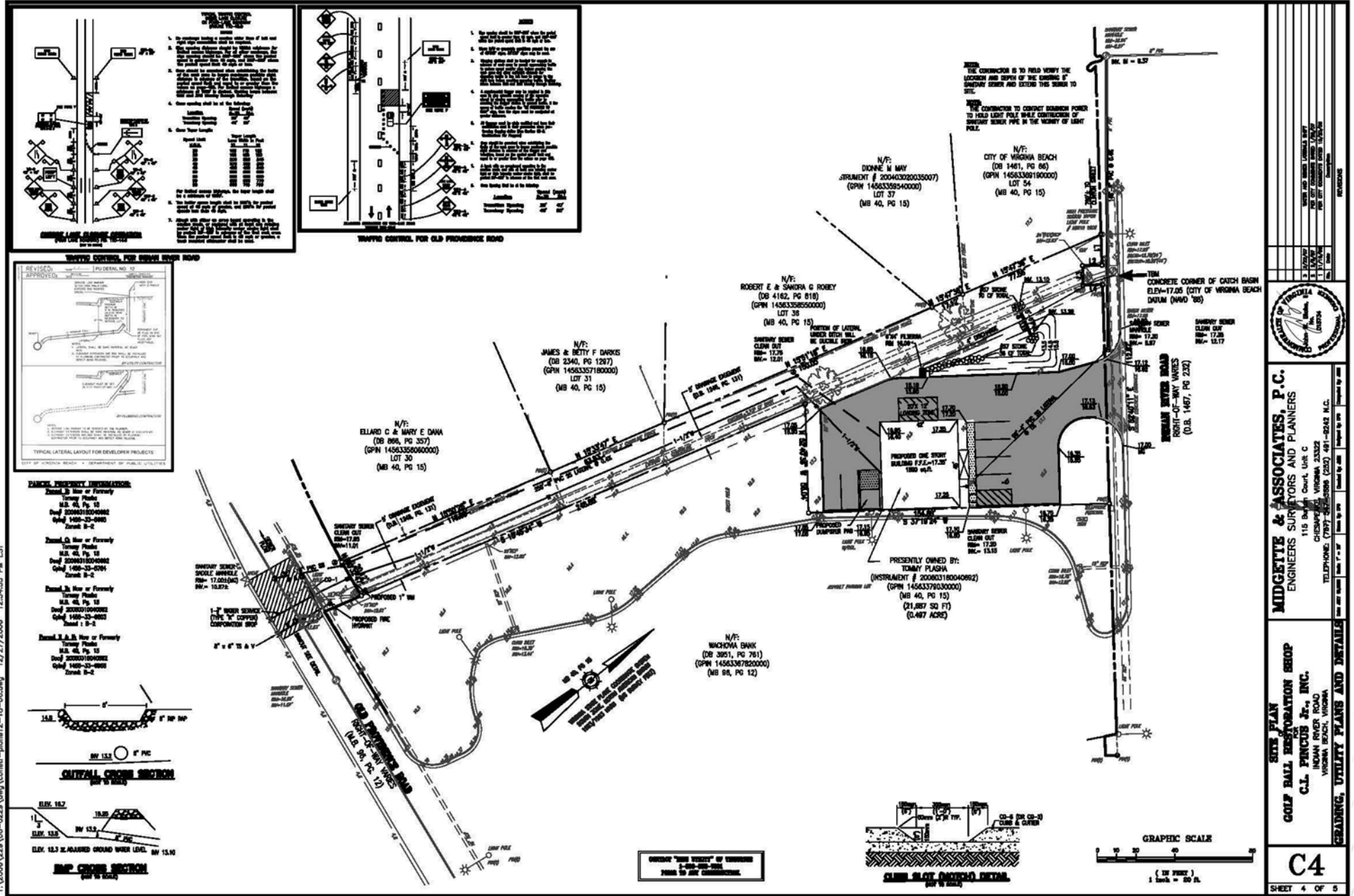
- 2,500 SF Freestanding Building
- Site Size: 0.52 Acre
- Year Built: 2008
- B-2 Zoning
- Strong visibility
- 29,500 Vehicles per day on Indian River Road
- Located in the established Kempsville submarket, known for dense residential population and steady commercial demand
- Lease Rate: \$3,000 / monthly, NNN
- Sales Price: \$725,000

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,802	102,066	301,519
Households	7,408	41,207	119,930
Avg. Household Income	\$96,259	\$104,461	\$97,958
Bachelor's Degree	25.9%	23.1%	21.1%

PROPERTY PHOTOS



SURVEY



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MIDGETTE & ASSOCIATES, P.C.
 ENGINEERS SURVEYORS AND PLANNERS
 115 South Court, Unit C
 Chesapeake, Virginia 23032
 TELEPHONE: (757) 533-8333 FAX: (757) 533-8343 N.C.

SITE PLAN
GOLF BALL RESTORATION SHOP
C.L. FRANCIS & SONS, INC.
 VIRGINIA BEACH, VIRGINIA

C4
 SHEET 4 OF 5

CREATING, UTILITY PLANS AND DETAILS



THALHIMER

CONTACT

JANET WHITBECK
Senior Vice President
757 213 4147
janet.whitbeck@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
thalhimer.com

6229 INDIAN RIVER ROAD

Providence Road

Indian River Road 29,500 VPD



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