

FOR SALE

OFFICE CONDO NEAR TOWN CENTER

5269 Greenwich Rd Ste 201 | Virginia Beach, VA 23462



S.L. NUSBAUM
REALTY CO.



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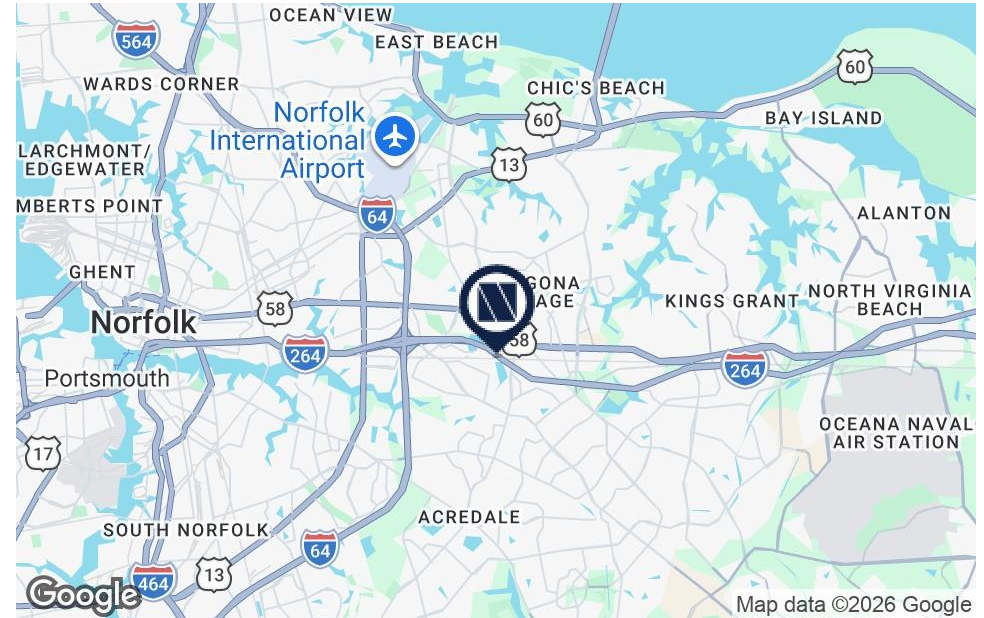
EXECUTIVE SUMMARY

5269 GREENWICH ROAD

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OFFERING SUMMARY

Sale Price:	\$335,000 (\$186.11 PSF)
Condo Size:	1,800 SF
Year Built:	1986
Zoning:	O2

PROPERTY OVERVIEW

Discover a convenient office condo opportunity in the heart of Virginia Beach. This 1,800 SF second-floor suite is ideal for an owner-occupant looking for functional space in a well-kept, professional setting. The layout offers private offices, open work areas, and excellent natural light with calming lakefront views. Located just minutes from I-264 via Newtown Road, this office condo provides easy access for clients and employees alike. A practical, move-in ready option for any small business seeking a centrally located workspace.

PROPERTY HIGHLIGHTS

- ±1,800 SF second-floor office condo ideal for owner-occupant
- Condo Fee Covers: Water, sewer, building insurance, and maintenance of common are
- Efficient layout featuring five (5) private offices, a dedicated conference room, reception area, kitchenette, and three (3) private restrooms
- Bright interior with natural light and lakefront views
- Centrally located with immediate access to I-264 from Newtown Road Well-maintained, move-in ready condition
- Minutes from Virginia Beach Town Center dining, retail, and services

ADDITIONAL PHOTOS

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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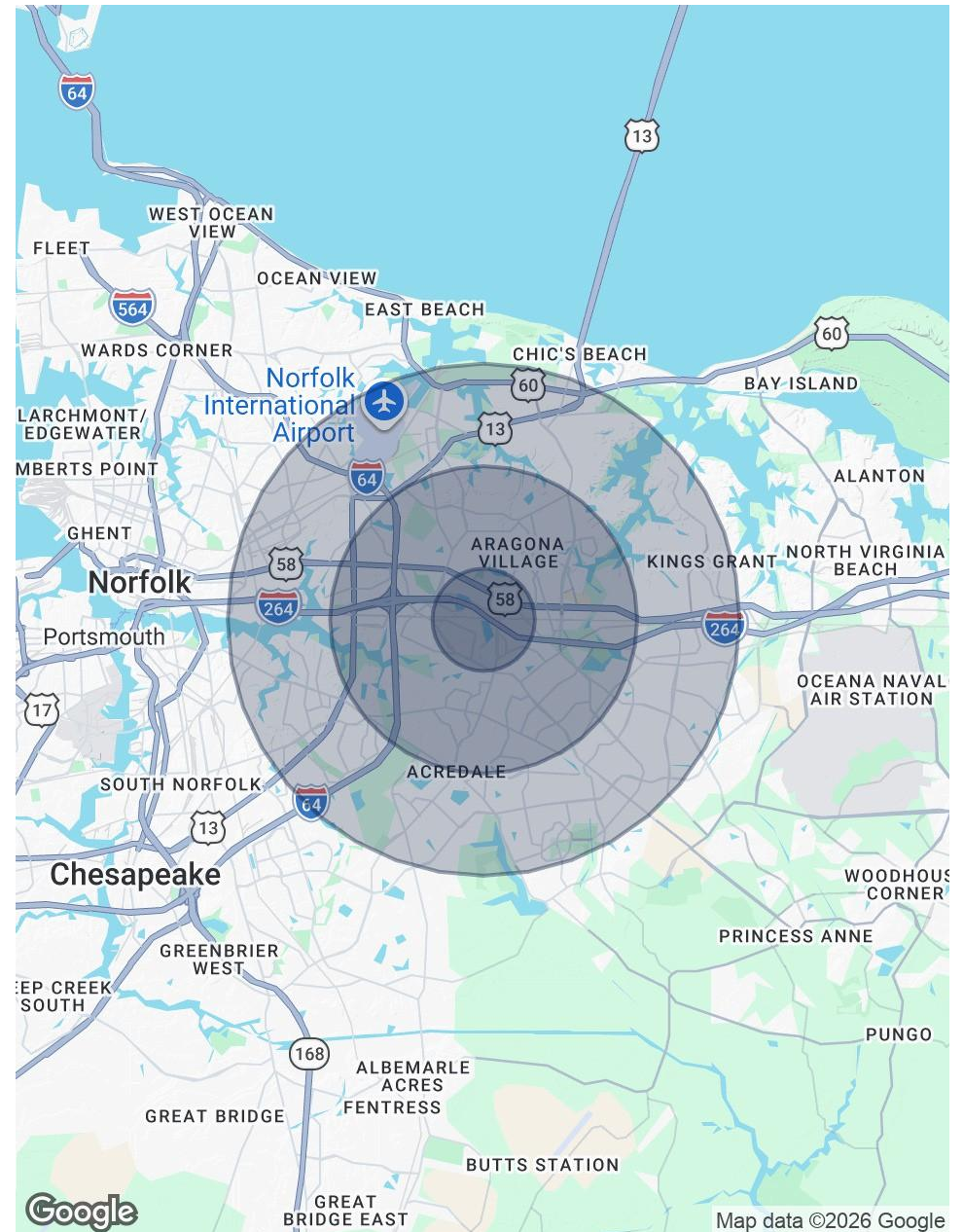


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,770	117,872	290,727
Average Age	38	40	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,992	47,867	114,382
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$84,851	\$95,133	\$99,040
Average House Value	\$307,363	\$339,429	\$343,695

Demographics data derived from [AlphaMap](#)



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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