

# 2492 - 2500 HOLLAND ROAD

Virginia Beach, VA 23453

**2500**  
HOLLAND RD  
1,211 ACRES

**2492**  
HOLLAND RD  
4.607 ACRES

BUILDING  
4,107 SF

TWO LAND PARCELS AVAILABLE | PRINCESS ANNE SUBMARKET

FOR SALE OR LEASE

up to **5.84 ACRES** available

 CUSHMAN &  
WAKEFIELD

THALHIMER

# // PROPERTY DETAILS

## 2492 – 2500 Holland Road

UP TO 5.84 ACRES FOR SALE OR LEASE

- **2492 Holland Road - 4.607 Acres**
  - 1 Building | Veterinary Hospital - 4,107 SF
  - First Floor: 3,035 SF
  - Second Floor: 1,072 SF
- **2500 Holland Road - 1.211 Acres**



Ideal uses include residential redevelopment or veterinary clinic



Positioned at the intersection of Princess Anne Road and Nimmo Parkway in the Princess Anne submarket



This location is a high-demand, affluent suburban area known for newer (post-2000) single-family homes, high-rated schools, and convenient access to Pungo, the VB oceanfront, the VB Sportsplex and the Veterans United Home Loans Amphitheater



This area serves as a central hub for municipal government, health services, and commercial retail, including the Sentara Princess Anne Hospital



Traffic counts:  
 17,450 vehicles per day on Holland Road  
 21,080 vehicles per day on Nimmo Pkwy  
 30,878 vehicles per day on Princess Anne Road

SITUS ADDRESS	<b>2492 HOLLAND ROAD</b>	<b>2500 HOLLAND ROAD</b>
GPIN (PARCEL ID)	14948786270000	14948752760000
OWNER	KOLLAR FAMILY PARTNERSHIP	KOLLAR FAMILY PARTNERSHIP
LEGAL DESCRIP.	COURT HOUSE 4.607 ACS	COURT HOUSE PAR B 1.211 AC BY PLAT
COUNCIL DISTRICT	D02	D02
NEIGHBORHOOD	Holland	Princess Anne
PROPERTY CLASS	Commercial/Industrial	Residential
CLASS DESCRP.	401 General Commercial	200 Vacant Residential Land
LAND	401 General Commercial	
LAND ZONING	AG1	AG2
LAND SIZE	201,496.17 SF	52,685.31 SF
BLDG DETAILS	4,107 SF	
BLDG PAVING	8,600 SF	

2492 Holland Road – Existing Building



// **2942 – 2500 HOLLAND ROAD**  
 Virginia Beach, Virginia 23453



**EXISTING VETINERARY CLINIC**



**Virginia Beach Sportsplex**



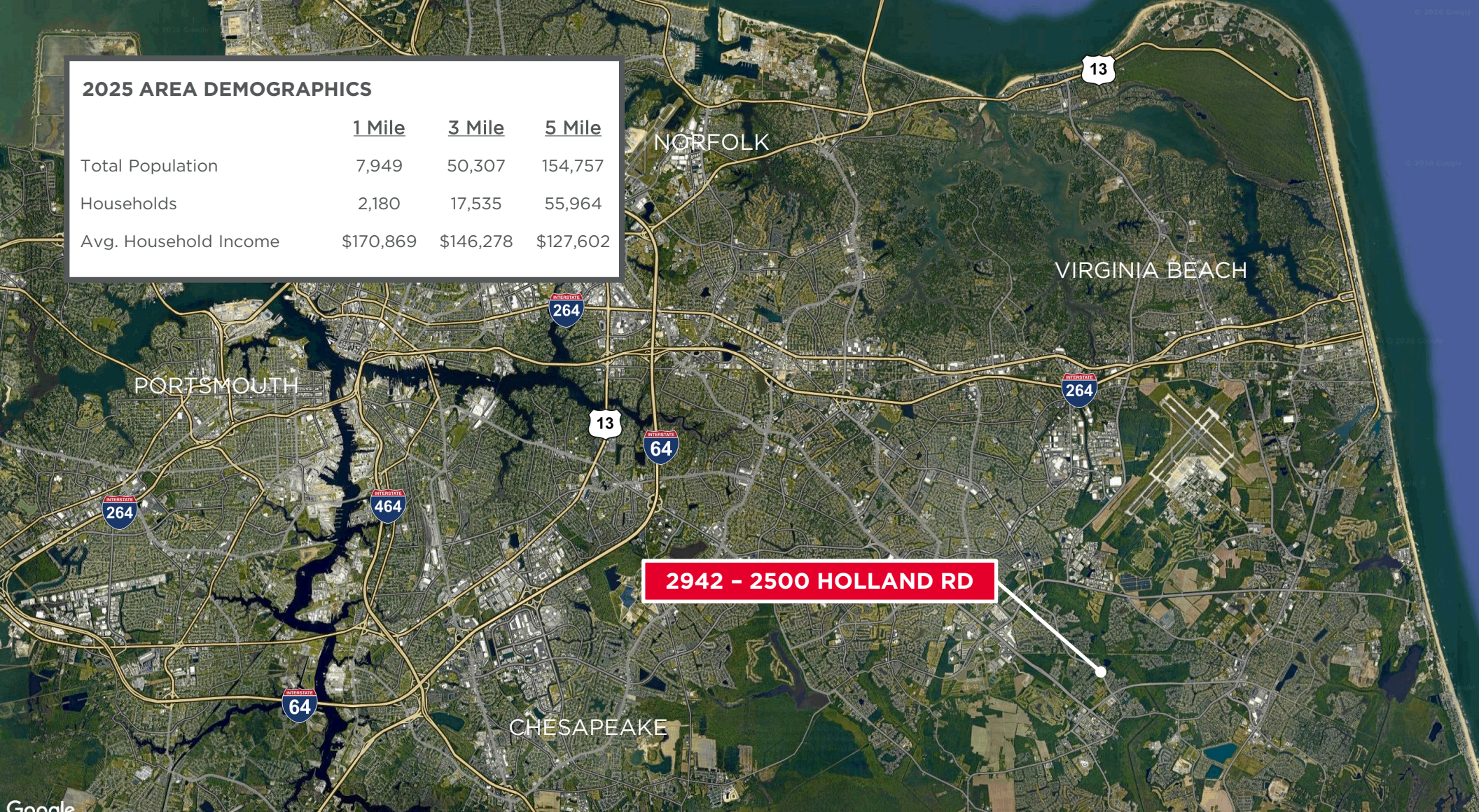
**Veterans United Home Loans Amphitheater**



**Virginia Beach Oceanfront**

## 2025 AREA DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	7,949	50,307	154,757
Households	2,180	17,535	55,964
Avg. Household Income	\$170,869	\$146,278	\$127,602



## // CONTACT

### ROB WRIGHT

Senior Vice President  
757 499 2986  
rob.wright@thalhimer.com

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
757 499 2900 | thalhimer.com



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