

FOR SALE OR LEASE

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia



S.L. NUSBAUM
REALTY CO.



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

O. 757.640.2290

ssanker@slnusbaum.com

EXECUTIVE SUMMARY

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.

5400 Virginia Beach Blvd is a well-located industrial property with 352 feet of frontage on Virginia Beach Boulevard in the heart of the business district, **only two miles from the Virginia Beach Town Center.**

The property consists of **two warehouses** on 7.5 acres. Ideal property for industrial use, or as a redevelopment opportunity.

ASKING PRICE: \$14,300,000.00

LEASE RATE: \$10.00/PSF NNN



[CLICK HERE FOR PROPERTY VIDEO](#)



Building Size:

115,325± SF

Traffic Counts:

Virginia Beach Blvd – 40,000 VPD

Building Breakdown:

5400 VB Blvd
73,325± SF warehouse / distribution
11,000± SF office
(Includes 6,000± SF of cold storage)
5404 VB Blvd
31,000± SF warehouse / distribution

Year Built:

5400 VB Blvd – 1965
5404 VB Blvd – 2009

Lot Size:

7.42± AC

Ceiling Height

5400 VB Blvd – 16.7' – 34'
5404 VB Blvd – 26'

Sprinkler:

Wet

Available SF:

115,325± SF

Zoning:

I-1 (Light Industrial)

Loading:

One (1) – 12' x 10' grade
Seven (7) – 14' x 12' grade
Six (6) – 14' x 20' grade
Seven (7) – 10' x 12' dock

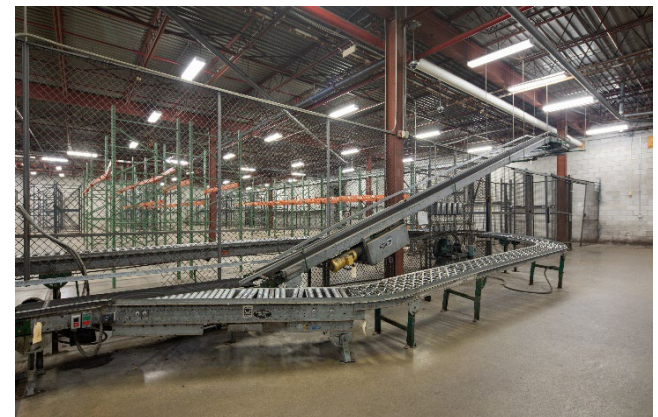
ADDITIONAL PHOTOS

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



ADDITIONAL PHOTOS

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



LOCATION MAP

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



DEMOGRAPHICS REPORT

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 15,904 | 112,578 | 297,124 |
| Average Age | 34.4 | 37.5 | 37.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|-----------|-----------|
| Total Households | 6,629 | 46,747 | 119,332 |
| # Of Persons Per Household | 2.32 | 2.37 | 2.45 |
| Average Household Income | \$84,847 | \$102,259 | \$106,880 |

2025 Environmental Systems Research Institute (ESRI 2026)

CONTACT INFORMATION

5400 & 5404 VIRGINIA BEACH BOULEVARD

Virginia Beach, Virginia 23462



S.L. NUSBAUM
REALTY CO.



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

O. 757.640.2290

ssanker@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.