

**LAND FOR GROUND LEASE**

# 3600 VIRGINIA BEACH BOULEVARD

VIRGINIA BEACH, VA 23452



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VIRGINIA BEACH, VA 23452

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Prime retail leasing opportunity at 3600 Virginia Beach Boulevard, Virginia Beach, VA, 23452. Boasting an enviable 51,674 VPD traffic count and B2 zoning, this property offers approximately 355 feet of frontage on Virginia Beach Blvd. With direct access to Interstate 64 via Rosemont Road, it sits just 2 miles east of The Town Center of Virginia Beach, making it an ideal location to attract a steady stream of customers. Don't miss the chance to secure a prominent spot in this high-visibility area.

### PROPERTY HIGHLIGHTS

- Traffic count: 51,674 VPD
- Zoned B2
- Approximately 355 feet of frontage on Virginia Beach Blvd.
- Direct access to Interstate 64 via Rosemont Road
- 2 miles east of The Town Center of Virginia Beach

### OFFERING SUMMARY

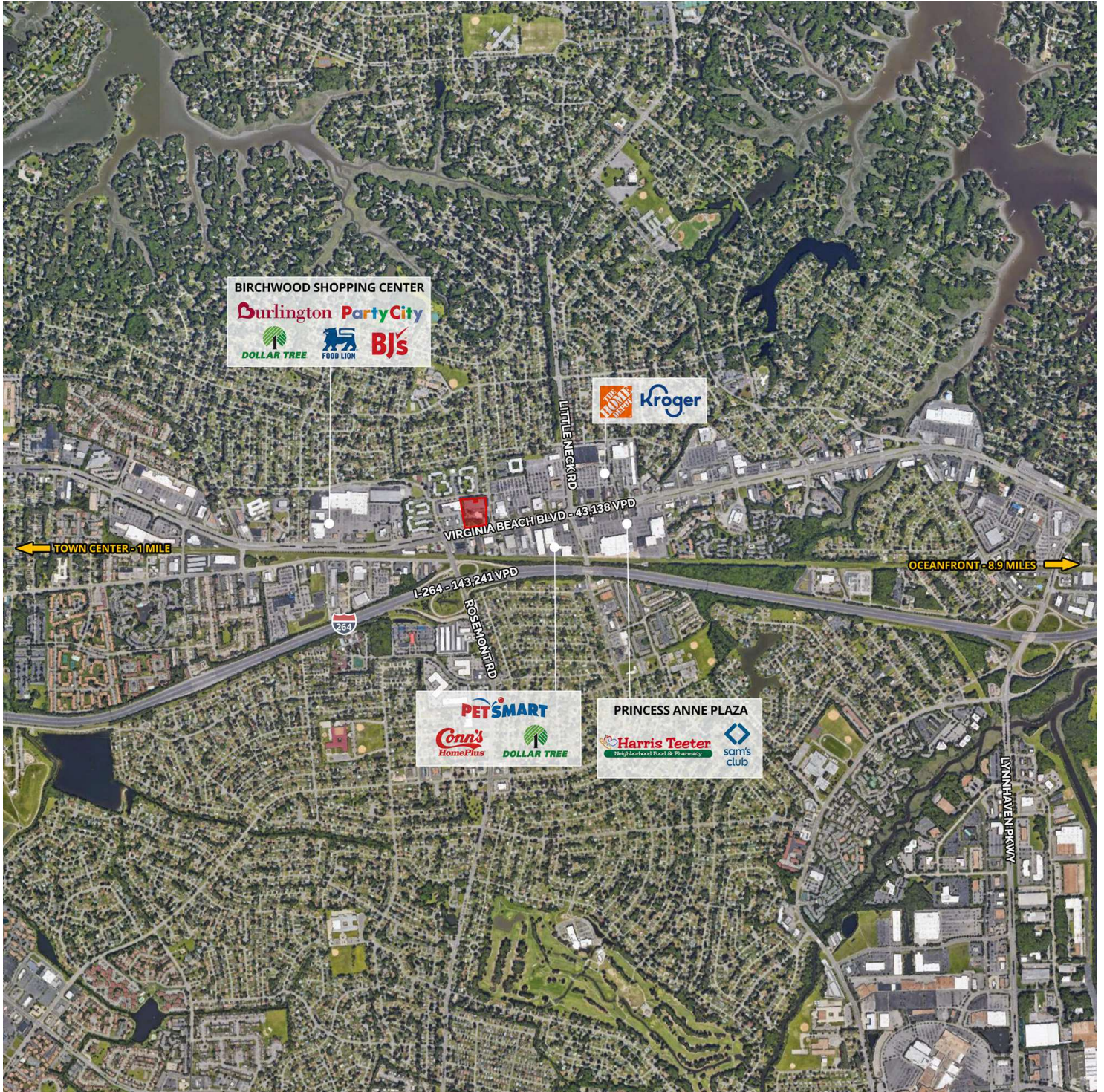
**Lease Rate:** Negotiable  
**Lot Size:** 3.95 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,424	44,512	109,201
<b>Total Population</b>	14,192	106,551	261,400
<b>Average HH Income</b>	\$81,109	\$87,065	\$90,720

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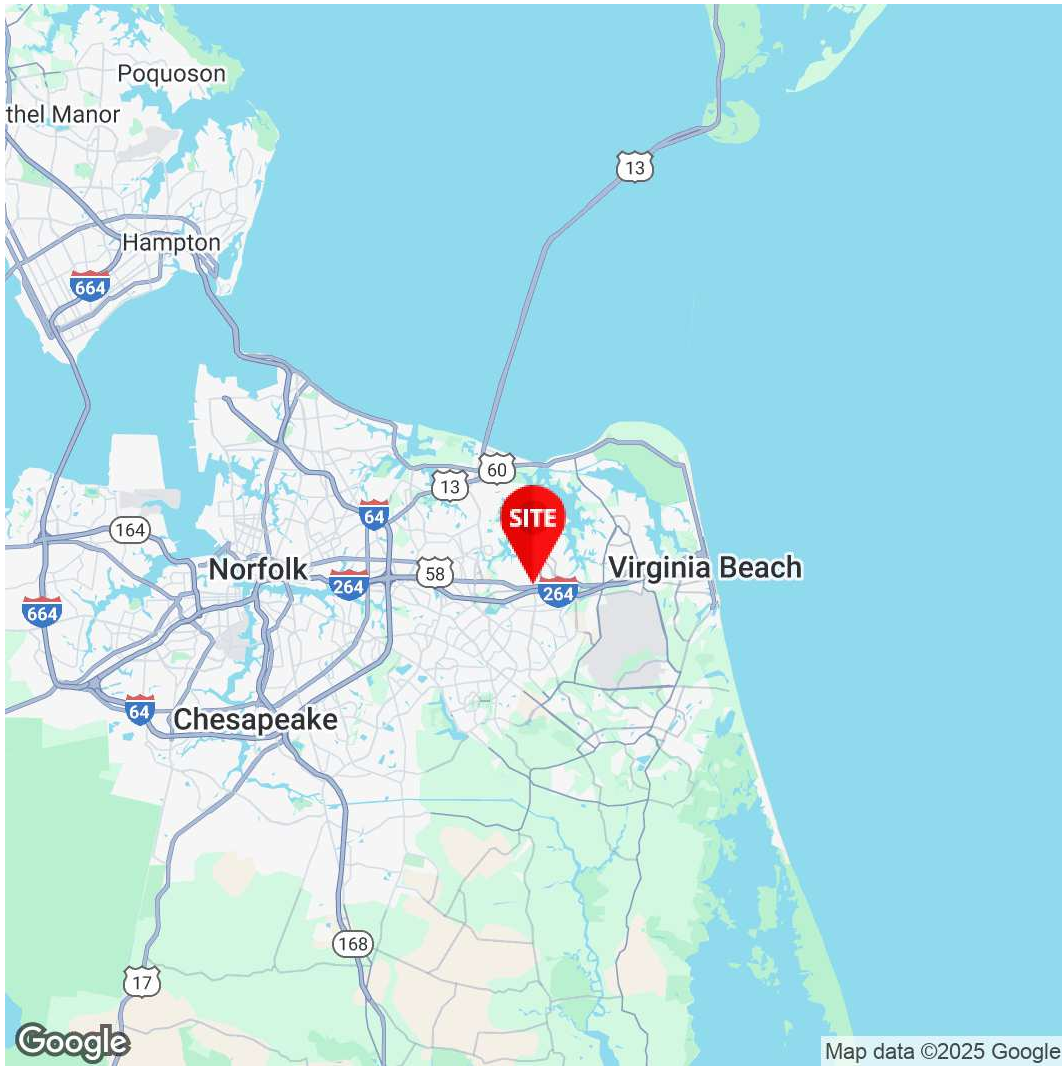
LOCAL MARKET



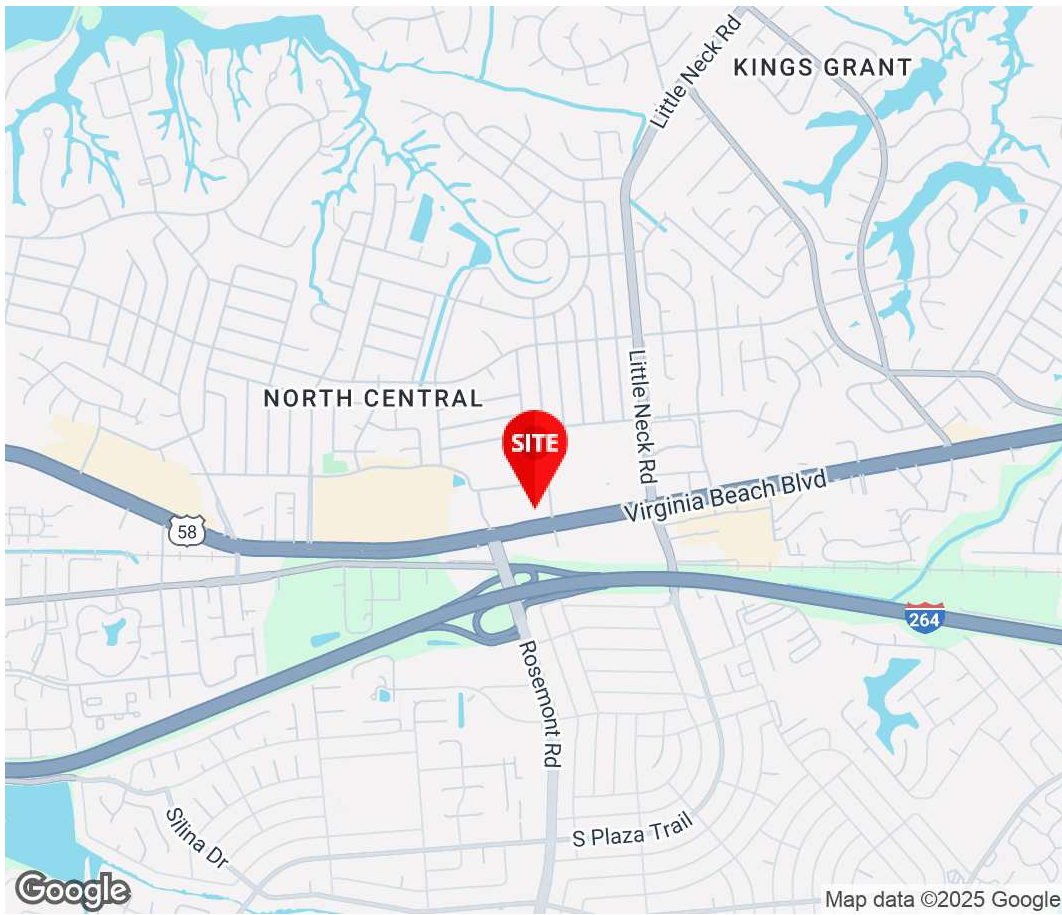
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