



HUNTER PAUL COMMERCIAL REAL ESTATE



2,505 SF AVAILABLE FOR LEASE

**840 First Colonial Rd, Suite 105,
Virginia Beach, VA 23451**



David Hunter, CCIM
President & Principal Broker

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3705 Shore Dr Unit 207
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Overview

Lease Rate: \$25ft NNN

2,505 SF Office Building for Lease

Square Footage: 2,505

Use: Professional Office Suites
(Zoning O-2 Office District)

Prominent First Colonial Road corridor
location. First Colonial Road sees 36,000
vehicles per day.

Located in The Atriums Professional Center

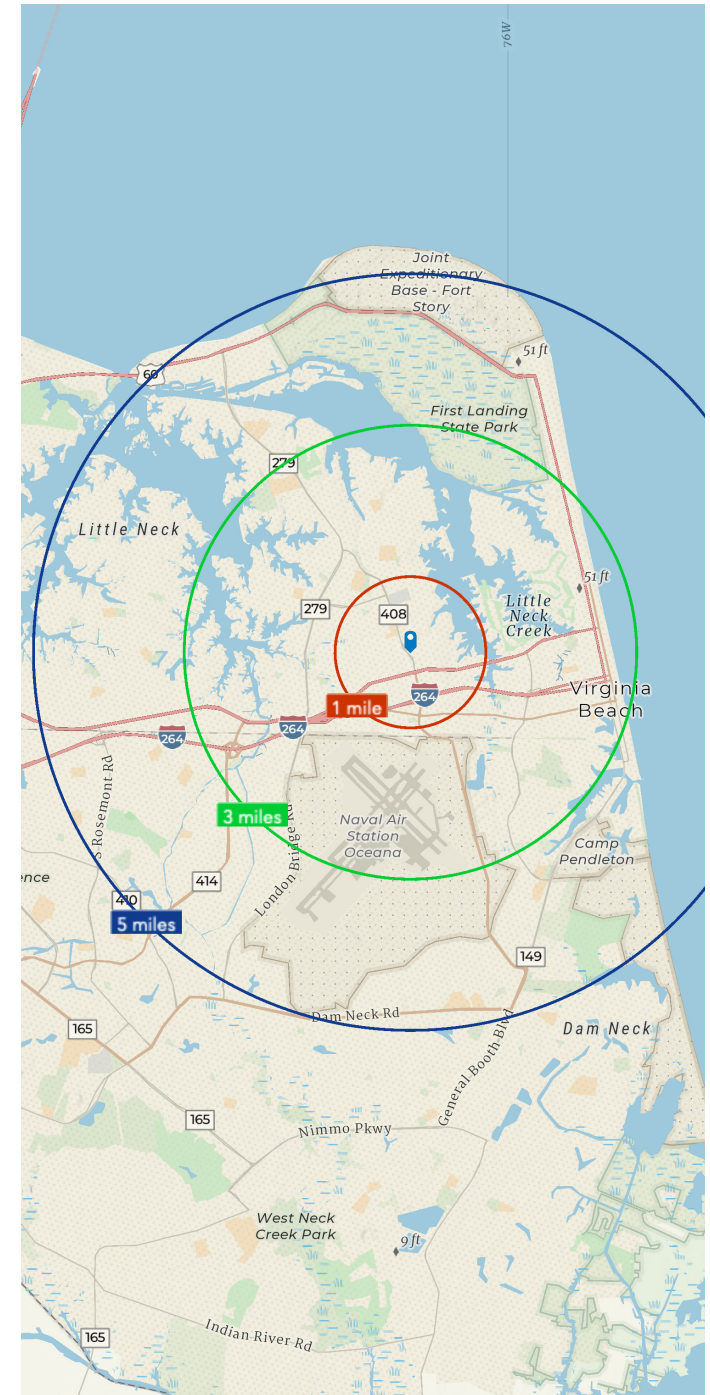
Established professional and medical
office environment

Convenient access to the Hilltop/
Great Neck area

Excellent proximity to restaurants, shopping,
banking, and other amenities

Convenient access to Laskin Road, Virginia
Beach Boulevard, and I-264

Well suited for professional, administrative,
healthcare-related, or similar office users





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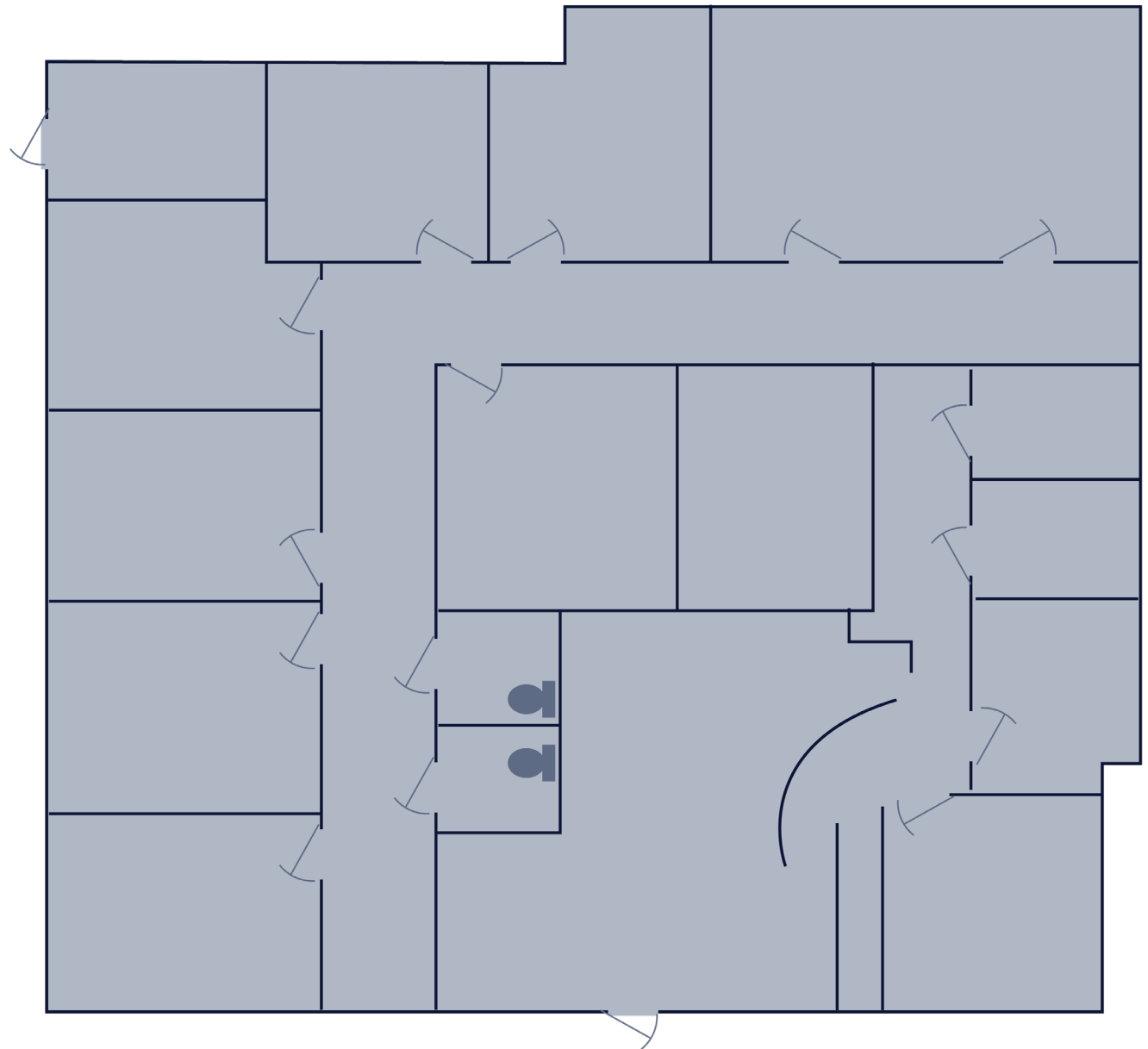
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Floor Plan





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Location Overview

Located within **The Atriums Professional Center**, 840 First Colonial Road offers an established setting for medical and professional users in Virginia Beach's desirable **Hilltop/Great Neck submarket**. The property benefits from its position along the First Colonial Road medical corridor, providing convenient access to nearby healthcare providers, retail amenities, restaurants, and surrounding residential communities.

The location offers excellent connectivity to **Laskin Road, Virginia Beach Boulevard, and I-264**, providing convenient access for patients and staff throughout Virginia Beach and the greater Hampton Roads region. Surrounded by an established mix of medical and professional practices, the property is well positioned for healthcare users seeking a recognizable and accessible location.



Submarket Overview

First Colonial, Virginia Beach, VA

Renowned for its accessibility and established infrastructure, the First Colonial corridor combines mature residential communities with a strong presence of retail and service-based businesses. Medical and professional office space remains in high demand here, supported by nearby Sentara Virginia Beach General Hospital shopping centers, pharmacies, grocery stores, and dining options that enhance convenience for both providers and patients. With Virginia Beach's broader economic stability and infrastructure improvements continuing to advance, medical office real estate in this submarket offers excellent potential for steady tenancy and long-term asset growth.



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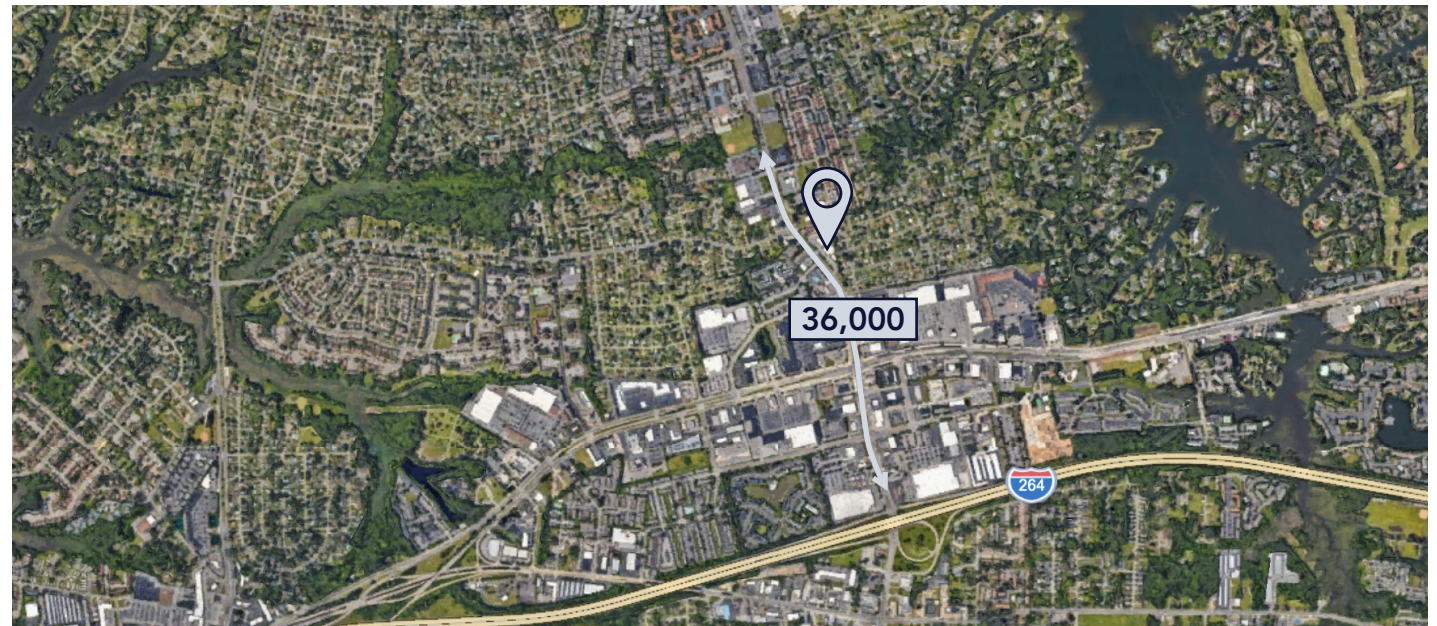
Demographic Summary

Within 5 mile radius

Demographic	2026
Population	129,414
Households	54,585
Families	33,161
Median Household Income	\$100,186
Age <5 Years	5.2%
Age 65+ Years	18.9%
Median Age	39.2

Traffic Count

Vehicles per day



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Medical Expenditures

Within 5 mile radius

	Spending Potential Index*	Average Amount Spent Per Household	Total
Health Care	117	\$9,026.34	\$489,949,627
Medical Care	116	\$3,217.26	\$174,632,996
Physician Services	120	\$370.91	\$20,133,261
Dental Services	116	\$628.08	\$34,091,925
Eyecare Services	120	\$113.45	\$6,158,032
Lab Tests, X-Rays	118	\$104.55	\$5,674,955
Hospital Room/Services	117	\$323.07	\$17,536,165
Convalescent or Nursing Home Care	95	\$51.16	\$2,776,826
Other Medical Services	119	\$256.83	\$13,940,582
Nonprescription Drugs	120	\$238.95	\$12,970,321
Prescription Drugs	114	\$478.71	\$25,984,561
Vitamins and Supplements	113	\$176.87	\$9,600,723
Medicare Prescription Drug Premium	112	\$154.45	\$8,383,808
Eyeglasses and Contact Lenses	117	\$154.05	\$8,361,875
Hearing Aids	110	\$37.87	\$2,055,546
Medical Equipment for General Use	114	\$14.23	\$772,331
Other Medical Supplies/Equipment	117	\$114.08	\$6,192,083

**Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.*

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