

RIDDLE
ASSOCIATES Inc.
Commercial Real Estate

RETAIL BUILDING FOR LEASE

5253 Indian River Road
Virginia Beach, VA 23464

Available June 1, 2024



\$5,000 PER MONTH NNN

EXCLUSIVELY OFFERED BY:

CONTACT:

LINDSEY R. ELLIOTT

lre@riddleassociates.com

(757) 523-1900

- 4,900 SF retail building
- Building dimensions 49' width by 100' length
- About 50/50 office to warehouse ratio
- Warehouse ceiling height 11'
- Ample parking in front and rear of the building
- **Landlord will not accept any automotive users.**
- Located on Indian River Road with close proximity to Ferrell Parkway.

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

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Demographics >>

	1 mile	3 miles
Population	15,184	119,146
Households	5,595	43,519
Median Age	39	38.10
Median HH Income	\$83,626	\$84,393
Daytime Employees	7,323	31,581
Population Growth '23 - '28	▼ -0.26%	▲ 1.35%
Household Growth '23 - '28	▼ -0.23%	▲ 1.48%

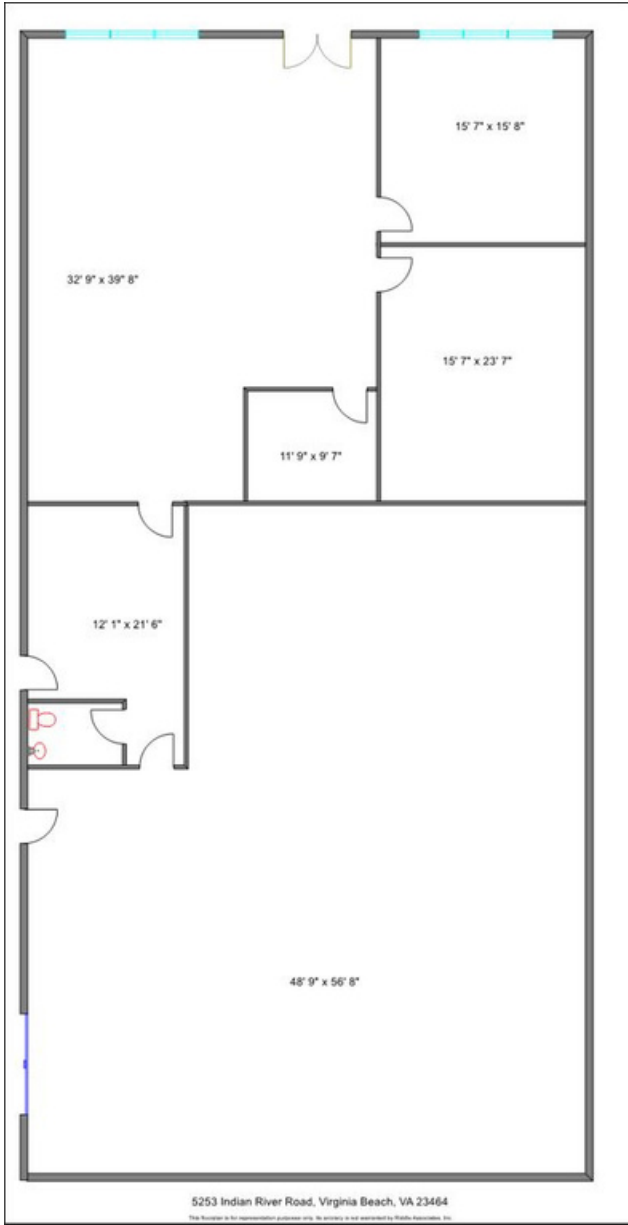
Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Indian River Road	Kempsville Rd NW	59,372	2022	0.03 mi
Indian River Rd	Kempsville Rd NW	65,104	2022	0.03 mi
Indian River Road	Ferrell Pkwy SE	59,372	2022	0.06 mi
Indian River Rd	Ferrell Pkwy SE	64,846	2022	0.06 mi
Indian River Rd	Ferrell Pkwy W	49,685	2022	0.16 mi
Kempsville Rd	Captains Run SW	32,981	2022	0.18 mi
Indian River Rd	Ferrell Pkwy NE	15,156	2022	0.22 mi
Ferrell Parkway	Sandstone Ct NW	46,976	2022	0.38 mi
Kempsvriver Dr	Fordham Dr SW	8,275	2022	0.41 mi
Ferrell Pkwy	Indian Lakes Blvd E	49,410	2022	0.44 mi

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