

**RIDDLE**  
**ASSOCIATES** Inc.  
Commercial Real Estate

# **BUILD-TO-SUIT** **FOR LEASE**

5449 Wesleyan Drive  
Virginia Beach, VA 23455



- .55 Acres (Ready to Build), Zoned B-2
- 134' Fronting Wesleyan Drive
- Previously approved for 5,600SF building
- Additional parking adjoining
- Traffic Count: 23,342 vehicles per day
- Nearby Tenants: Food Lion, Farm Fresh 7-Eleven and Sonic
- Ground Lease: Price Negotiable



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.

**EXCLUSIVELY OFFERED BY :**

**CONTACT:**

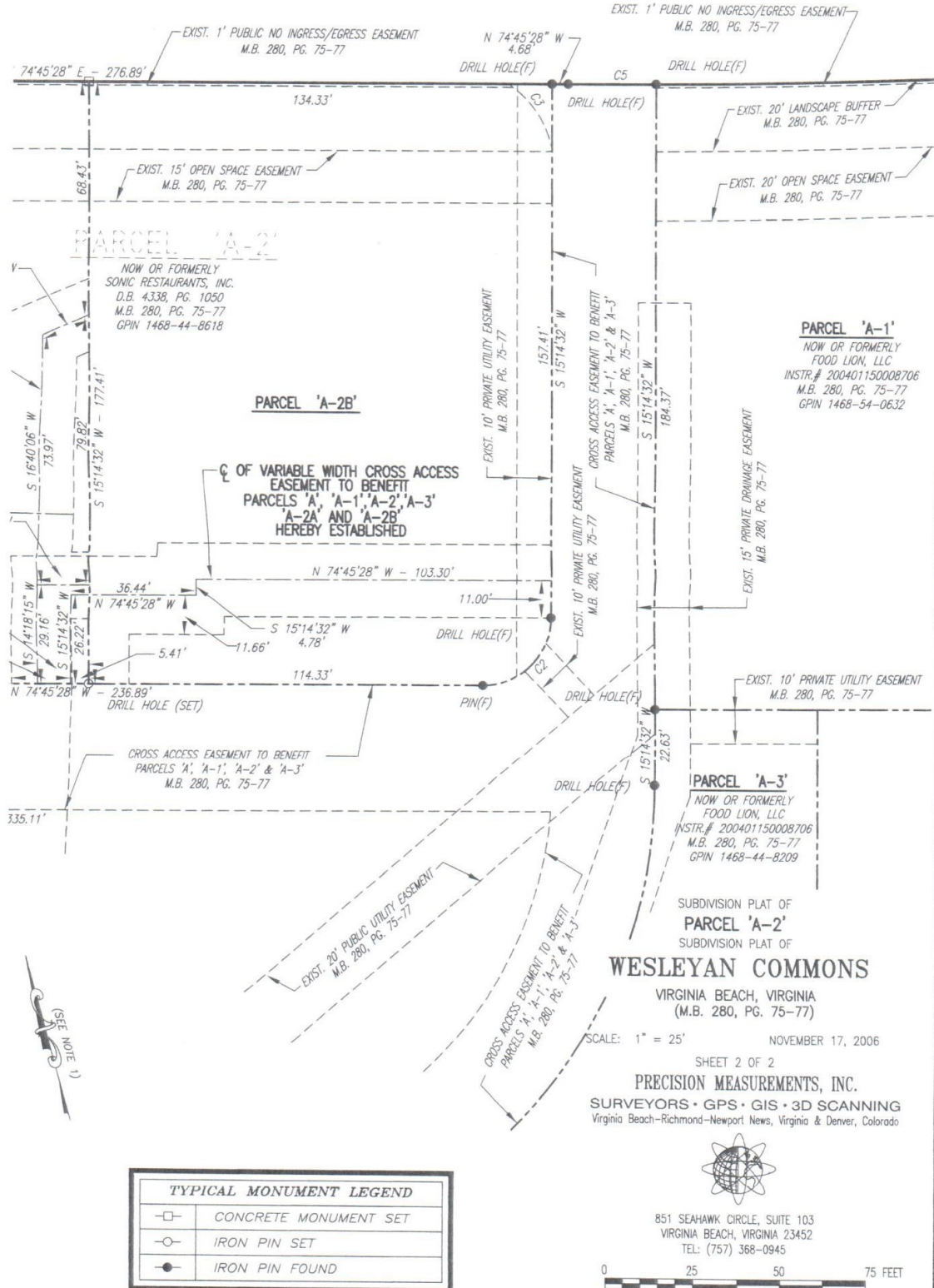
**ROBB RIDDLE, CCIM**

[rlr@riddleassociates.com](mailto:rlr@riddleassociates.com)

**(757) 523-1900**

**RIDDLE ASSOCIATES, INC.**  
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”



TYPICAL MONUMENT LEGEND	
	CONCRETE MONUMENT SET
	IRON PIN SET
	IRON PIN FOUND

**WESLEYAN COMMONS**  
 VIRGINIA BEACH, VIRGINIA  
 (M.B. 280, PG. 75-77)

SCALE: 1" = 25'      NOVEMBER 17, 2006

SHEET 2 OF 2

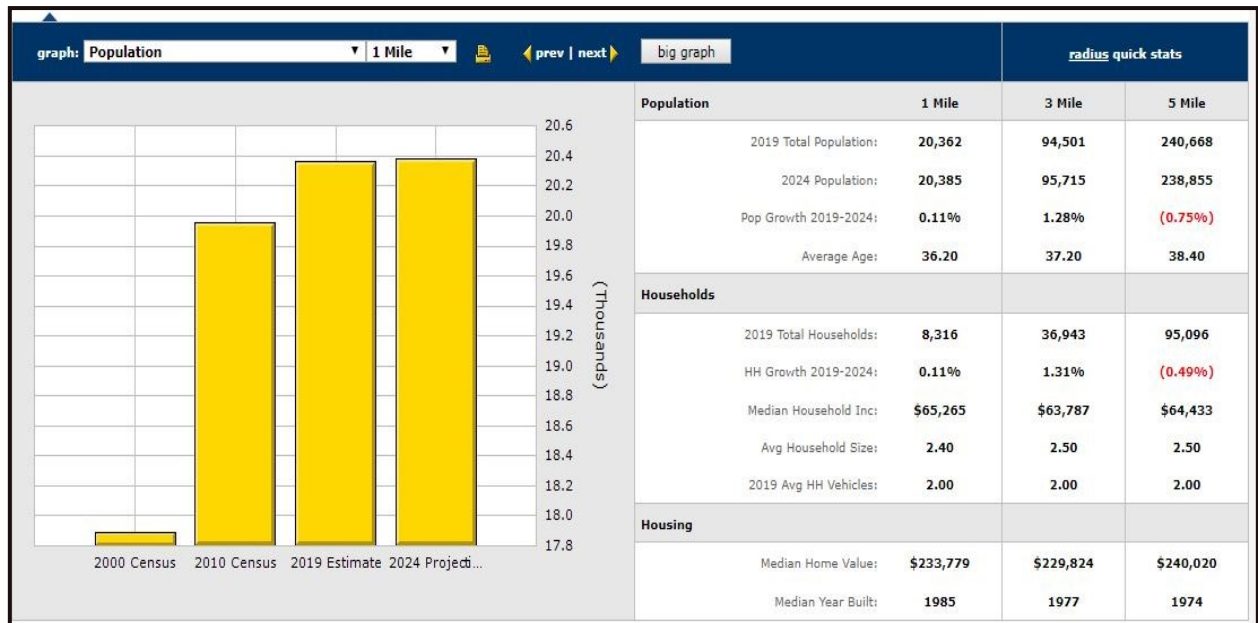
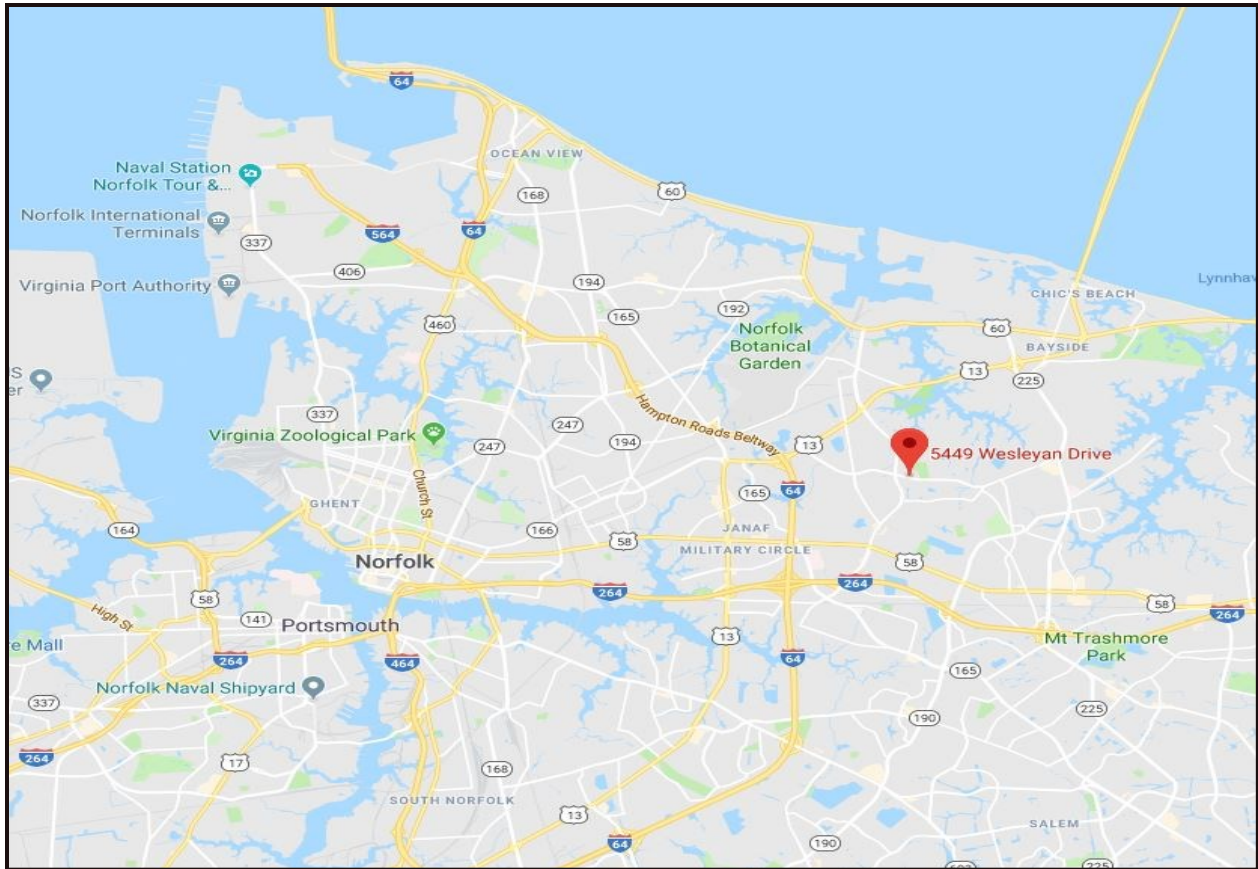
**PRECISION MEASUREMENTS, INC.**  
 SURVEYORS • GPS • GIS • 3D SCANNING  
 Virginia Beach-Richmond-Newport News, Virginia & Denver, Colorado

851 SEAHAWK CIRCLE, SUITE 103  
 VIRGINIA BEACH, VIRGINIA 23452  
 TEL: (757) 368-0945

0      25      50      75 FEET

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