916 S. MILITARY HIGHWAY

Virginia Beach, VA 23464

INVESTMENT OPPORTUNITY

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Building Size:	3,367 SF
Acreage:	0.76 Acres
Year Built:	1978
Parking:	30 surface spaces (8.91 per 1,000 SF)
Zoning:	B-2
Current Tenant:	Truist Bank Term expires 8/31/2037 2% annual increases
Sale Price:	$1,899,000
Cap Rate:	5.7%

- Located in the Indian River Shopping Center (College Park submarket)
- Amenities include pylon signage, dedicated turn lane, signalized intersection, bus line
- Norfolk International Airport is 6.8 miles north

DEMOGRAPHICS			
	POPULATION	AVERAGE HH INCOME	MEDIAN AGE
1 MILE	18,045	$95,591	38.6
3 MILES	100,307	$100,835	38.7
5 MILES	298,967	$96,415	37.1

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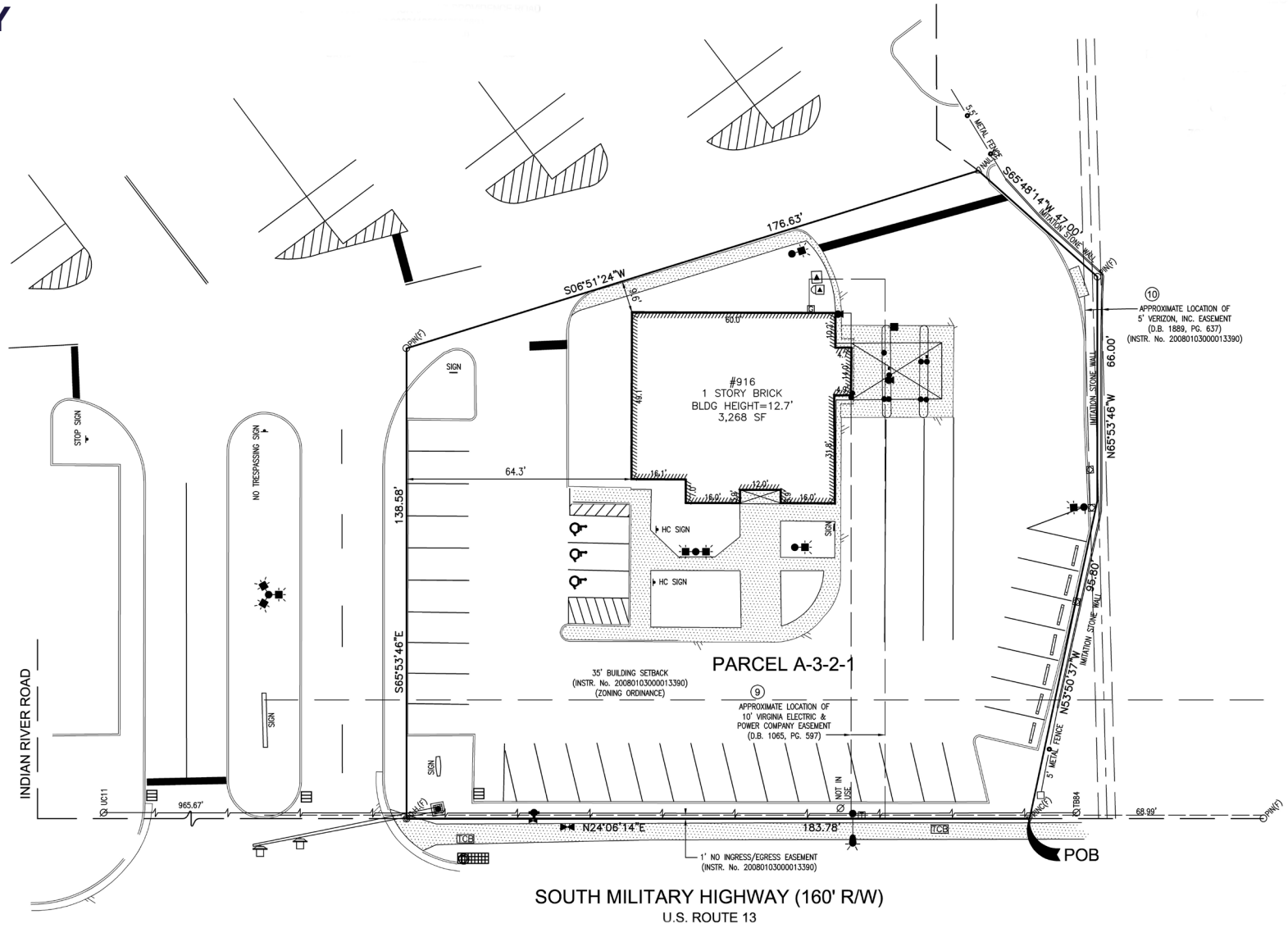
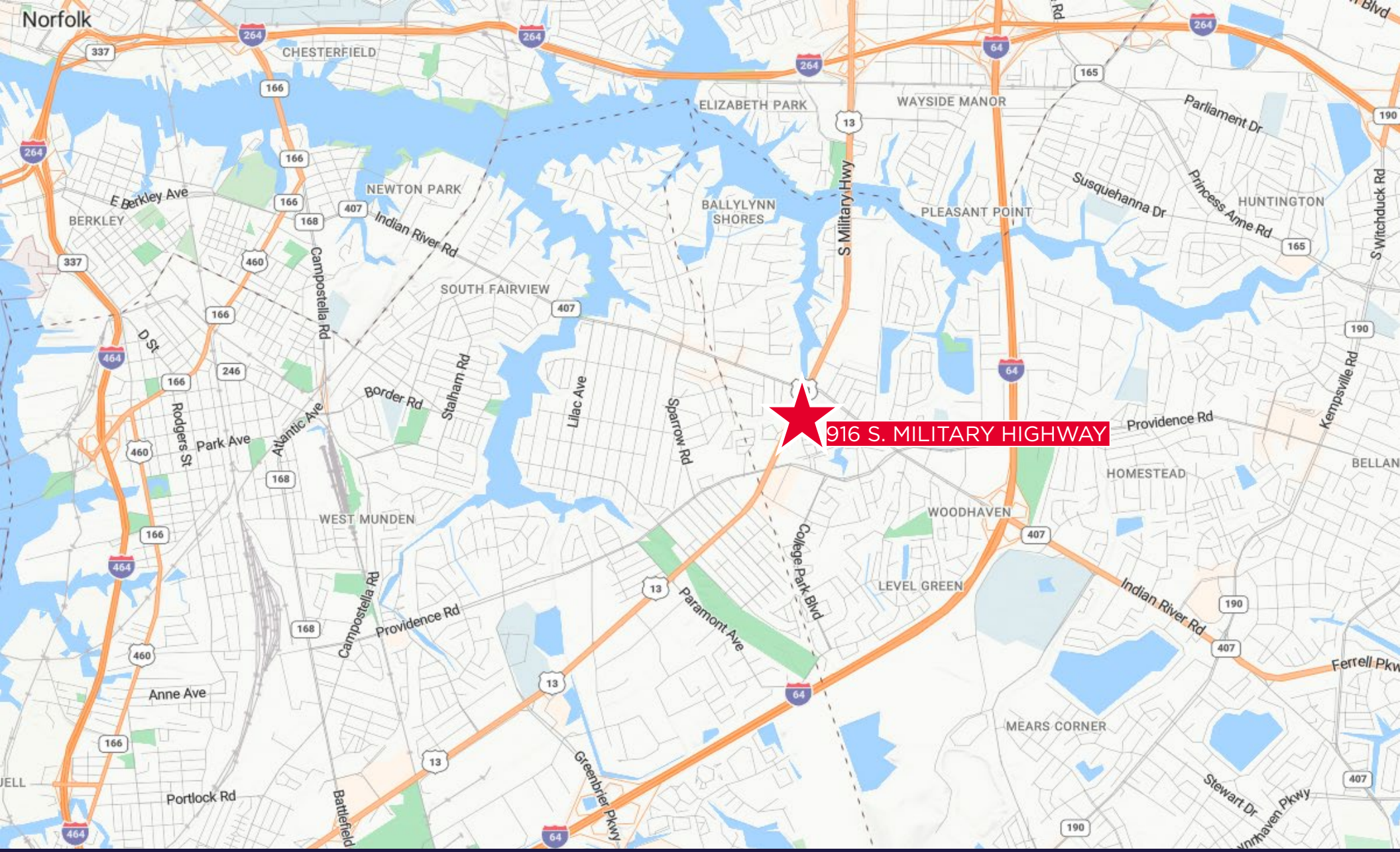
SURVEY





CUSHMAN & WAKEFIELD | THALHIMER

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Virginia Beach, VA 23462
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