

INVESTMENT OPPORTUNITY

10,000 SF RETAIL/FLEX BUILDING



3845 BONNEY ROAD
VIRGINIA BEACH, VA 23452

NEWLY RENOVATED / NEW PARKING LOT PAVEMENT



3845 BONNEY ROAD, VIRGINIA BEACH, VA 23452

PROPERTY HIGHLIGHTS

Investment Opportunity - 10,000 SF retail/flex building

Located near Virginia Beach Town Center and I-264

Roll up doors in rear

Built in 1985 | Renovated in 2025

- New black standing seam metal roof
- Silver/metal fascia
- Silver/metal soffit overhang
- Freshly white painted
- New parking lot pavement

Rent roll available upon request

Call Agent for pricing

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,828	125,894	286,314
2024 Average Household Income	\$87,072	\$100,421	\$109,369
Daytime Population	13,750	134,530	281,685
2024 Median Age	36.6	36.7	37.3



TOP VIRGINIA BEACH EMPLOYERS



GEICO



STIHL



Virginia Beach's military and agribusiness sectors contribute to the City's economy. It also contains a large retail component. Major companies headquartered in Virginia Beach include Lillian Vernon and Stihl (North American headquarters). Other major employers include GEICO, Amerigroup, and Navy Exchange Service Command.

Virginia Beach is home to several United States Military bases. These include the United States Navy's NAS Oceana and FTC Dam Neck, and the United States Army's Fort Story located at Cape Henry.

source: [yesvirginiabeach.com](https://www.yesvirginiabeach.com)

VIRGINIA BEACH

With miles of coastline and entertainment, Virginia Beach is one of the best places for families, couples, and individuals to visit. It's the perfect mix of relaxation and adventure, where nature, history, art and a vibrant foodie scene come together.



History

Native people occupied this land prior to European settlement, which sat on the banks of the Lynnhaven River.



Demographics

Virginia Beach is home to a population of 458,000 people, which 96.6% are citizens.



Education

Virginia Beach has one of the nation's best public-school systems. VBCPS is a fully accredited school division.



Tourism

Voted one of the happiest destinations in the country with pristine beaches, incredible food and rich local culture.



BUSINESS IN VIRGINIA BEACH

Virginia Beach has a reputation as a great city for business. In addition to the incredible lifestyle expected from one of America's favorite vacation destinations, Virginia Beach also boasts a skilled, educated workforce, strategic location, low tax rates, and a dynamic, diverse economy. Virginia Beach's proximity to the world's largest naval base and Pentagon – makes it an excellent candidate for companies associated with the Department of Defense or Homeland Security contract firms. Low tax rates and a water-oriented lifestyle are also attractive to employees of engineering and management firms, business or professional service companies, corporate regional offices, information management centers, computer, and data-processing services—or just about any company that wants to attract people who enjoy living as much as they enjoy working. A diversified economy based on a blend of professional office manufacturers and advanced technologies helps keep Virginia Beach a recognized international business location.



CONTACT INFORMATION

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