

# 916 S. MILITARY HIGHWAY

## Virginia Beach, VA 23464

INVESTMENT OPPORTUNITY



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Virginia Beach, VA 23464

## INVESTMENT OPPORTUNITY

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 No LL responsibilities
Sale Price:	\$1,985,000
Cap Rate:	5.44%



- 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

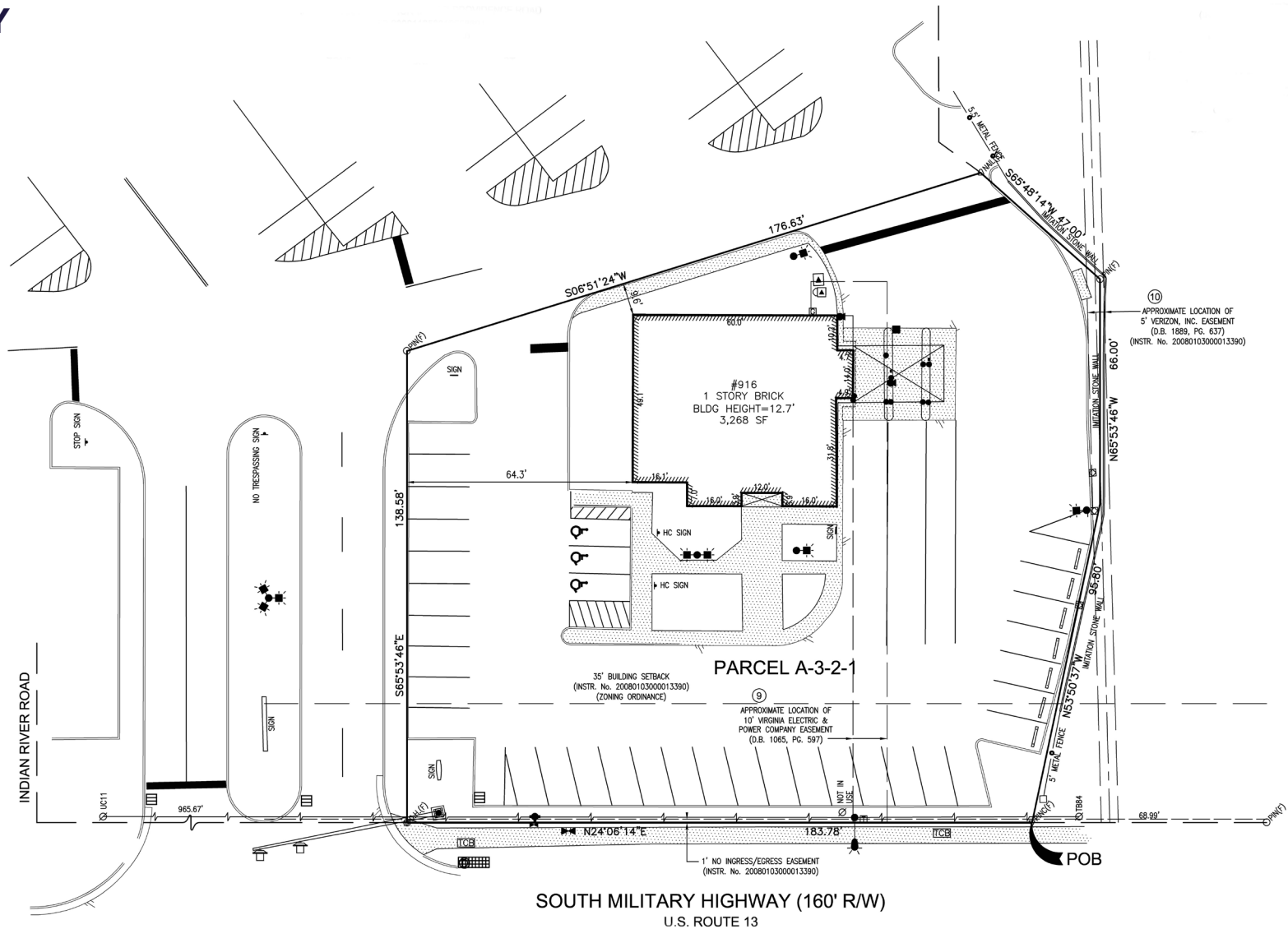
	POPULATION	AVERAGE HH INCOME	MEDIAN AGE
1 MILE	18,045	\$95,591	38.6
3 MILES	100,307	\$100,835	38.7
5 MILES	298,967	\$96,415	37.1

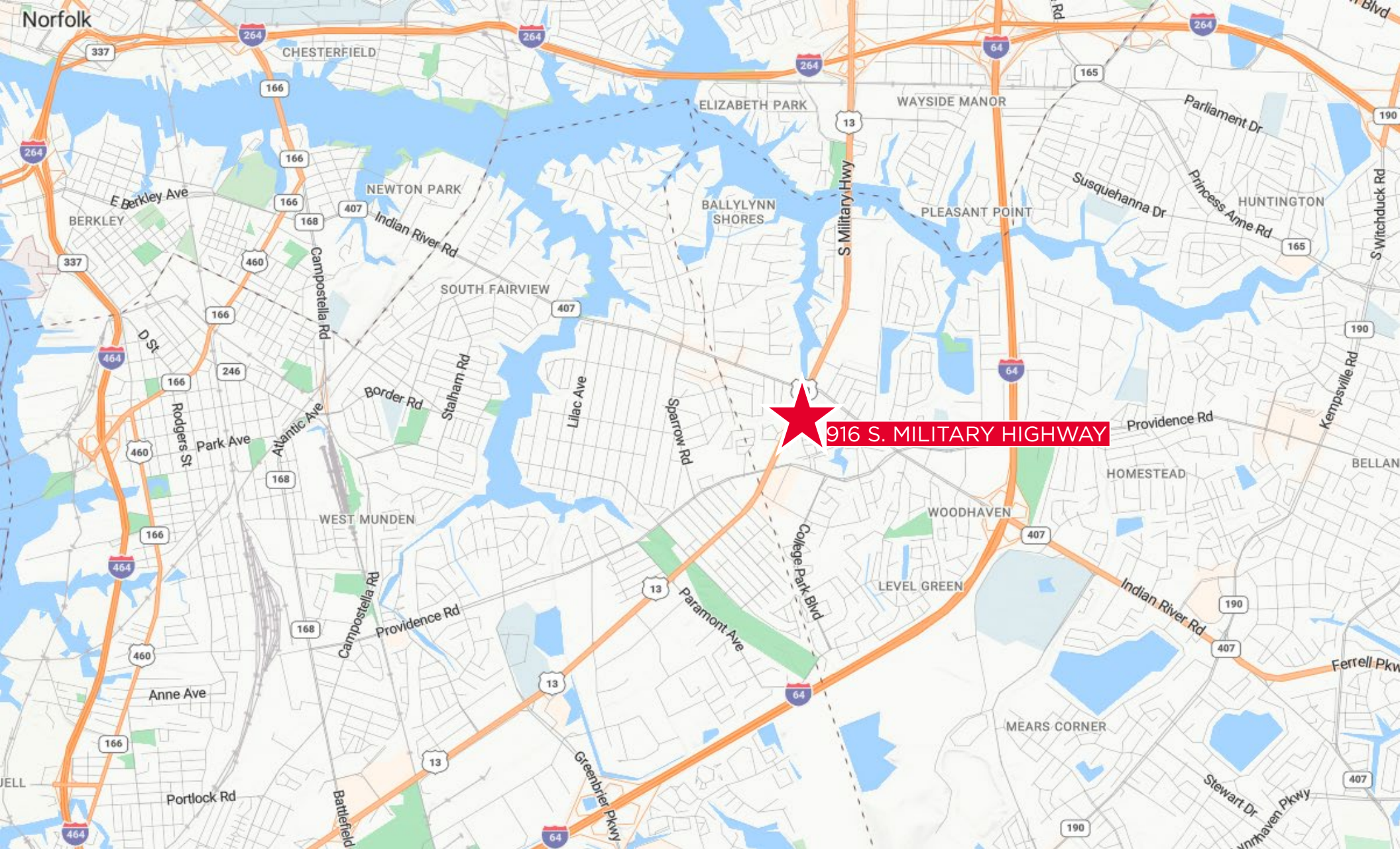
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## SURVEY





Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
thalhimer.com

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