

For Sale or Lease

# OFFICE/RETAIL BUILDING

5637 Providence Rd, Virginia Beach, VA 23464



**SALES PRICE:** \$425,000 | **LEASE RATE:** \$2,800 per month, NNN | **AVAILABLE:** Spring 2025

## *Freestanding Office/Retail Building For Sale or Lease*

- **±1,539 SF Office/Retail Building**
- **Additional Detached Garage:** Property features ± 575 SF detached garage
- **Lot Size:** 0.39 Acre Lot
- **Great Location & Visibility:** Located in the Kempsville Submarket .
- Close proximity to numerous City parks and I-64 ramp .
- **Zoning:** B1A
- **Traffic Vol.:** 22,235 (2022 cross street Beryl Ave W).
- **Great building for a variety of retail and office uses.**



*0.39 acre*



**John Lee, SIOR, President**  
**OWNER/AGENT**  
5520 Greenwich Rd, Suite 207  
Virginia Beach, VA 23462

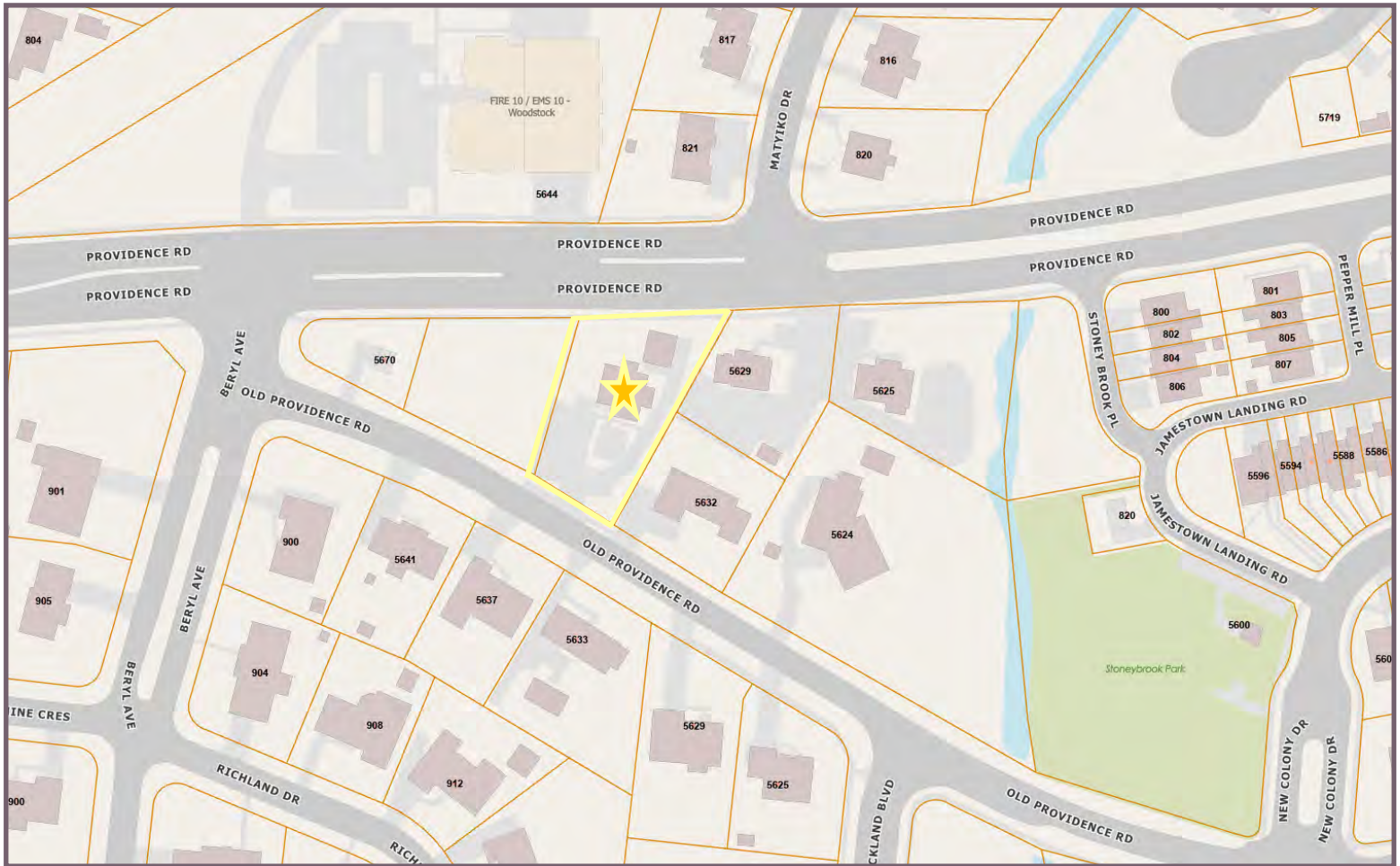
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# 5637 Providence Rd, Virginia Beach, VA 23464

## Property Details



### Collection Street

- Providence Rd

### Cross Street

Beryl Ave W

### Traffic Volume

22,235

### Distance

0.03 mi







*Old Providence Road Viewpoint*



**Providence Road**



Old Providence Road

06 Asphalt Paving

05 Concrete Paving

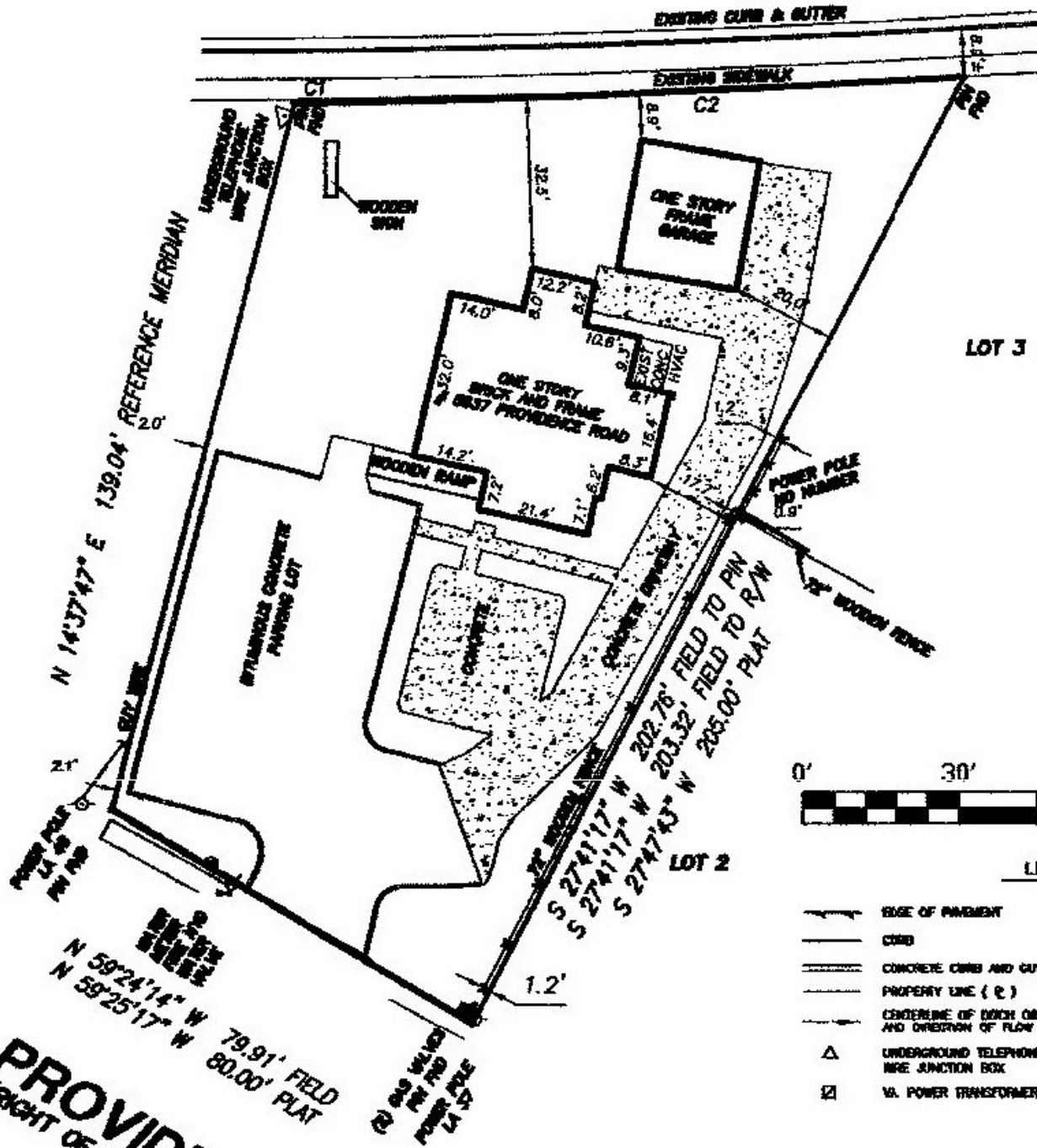


5637 Providence Road

# NEW PROVIDENCE ROAD

(RIGHT OF WAY UNSPECIFIED)  
PROVIDENCE ROAD PER STREET SIGN

CURVE	RADIUS	ARC LENGTH
C1	5153.43'	6.17'
C2	2909.79'	122.63'



**LEGEND**

	EDGE OF PAVEMENT		FENCE
	CURB		IRON PIPE
	CONCRETE CURB AND GUTTER		IRON PIPE
	PROPERTY LINE (P)		PIPE
	CENTERLINE OF DITCH OR SWALE AND DIRECTION OF FLOW		DRILL HOLE
	UNDERGROUND TELEPHONE WIRE JUNCTION BOX		DRILL HOLE
	POWER TRANSFORMER		CONCRETE
			UTILITY OPENING

**OLD PROVIDENCE ROAD**  
(RIGHT OF WAY UNSPECIFIED)

PHYSICAL SURVEY  
OF  
**LOT 4**  
SUBDIVISION OF  
PROPERTY OF

COMMONWEALTH OF VIRGINIA  
02/16/2002  
JOHN F. HILL, JR.  
No. 001455-R