

Available For Sale or Lease

COMMERCIAL/RETAIL BUILDING

5351 Lila Lane, Virginia Beach, VA 23464



± 19,479 SF Freestanding Building
(Former Kempsville Skating Rink)



± 1.4 ACRE LOT
SIGNAGE OPPORTUNITY

SALES PRICE: \$2,449,000.00 | LEASE RATE: \$12.00/SF, NNN

Freestanding Fully-Conditioned Building

- **19,479± SF** commercial building located on 1.4 +/- acres.
- **Great Location:** Located in the Kempsville area of Virginia Beach. Close to I-64 and I-264. Situated across from Kems River Crossing Shopping Center.
- **Ceiling Height:** 12'± clear
- **Power:** 800 amp, 208 volt, 3-phase electrical service
- **Zoning:** B-2 (Community Business District)
- **Parking:** Abundant parking, approx. 85 vehicle spaces (newly striped) with 28,000 +/- SF of asphalt-paved parking area.
- **Features:** Kitchen/Bar area with dining, area. Kitchen/bar has a deep sink, exhaust hood and a fire suppression system. Two restrooms, lockers and sound system.
- **Potential Uses:** entertainment venue, indoor sports training, retail, medical, church/ community center, office, flex space.
- **Available in 30 days**



- **NOTE:** Do not visit the site without prior arrangements as there is an existing business operating.



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

Phone: 757-490-3311
johnlee@johnleeassociates.com
www.johnleeassociates.com

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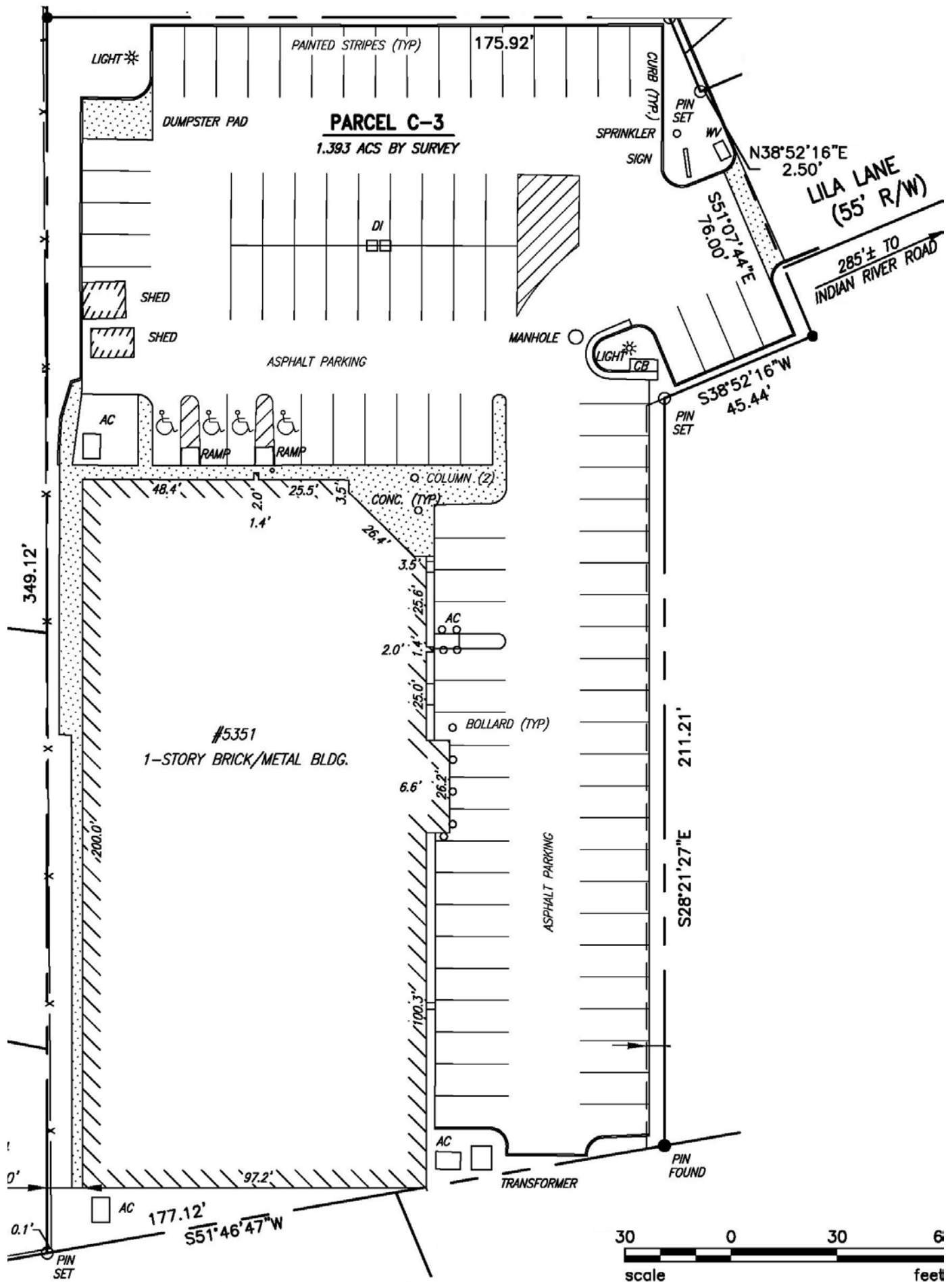
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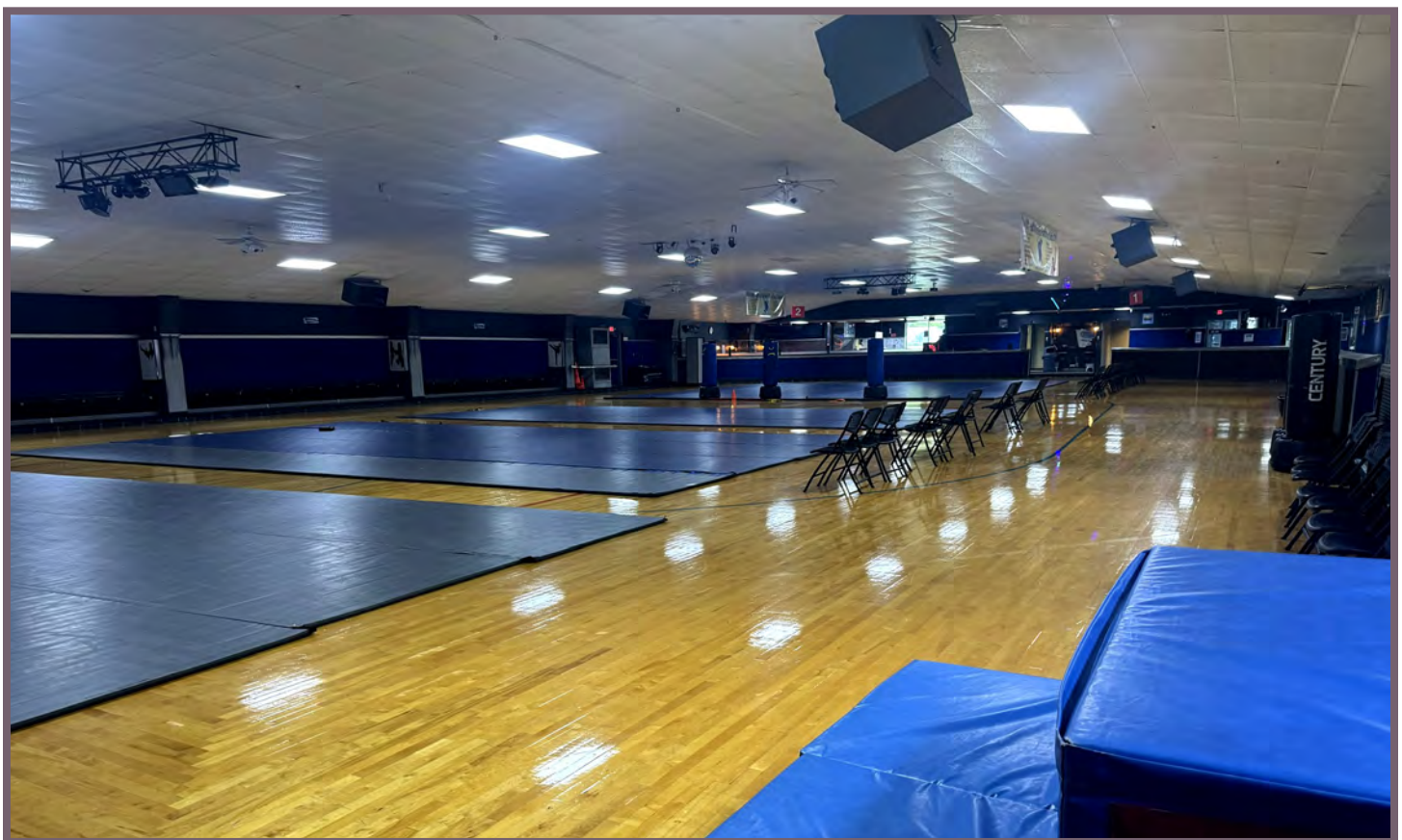
Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Indian River Road	Indian River Road SE	58,537	2026	0.11 mi
Indian River Road	Kempsville Road SE	58,537	2026	0.17 mi
Indian River Road	Indian River Road NW	56,237	2026	0.18 mi
Indian River Road	Kempsville Rd NW	60,730	2026	0.21 mi
Indian River Rd	Kempsville Rd NW	67,678	2026	0.21 mi
Kempsville Rd	Captains Run SW	33,901	2026	0.22 mi
Indian River Road	Ferrell Pkwy SE	57,221	2026	0.26 mi
Kempsville Dr	Fordham Dr SW	8,475	2026	0.32 mi
Indian River Rd	Ferrell Pkwy NE	15,557	2026	0.41 mi
Indian River Rd	Fenton St NW	62,481	2026	0.44 mi

Made with TrafficMetrix® Products



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Sales Area with Counter



LARGE PARKING AREA

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