



# For Lease

5249 Providence Road - Virginia Beach, VA 23464

Prime Retail/Medical Office Opportunity

3,204 +/- SF Available



### Property Overview

5249 Providence Road is a single-story, 3,204-square-foot building located in Virginia Beach's Kempsville submarket. Built in 1996, the property is currently available for lease and open to office, medical, or retail tenants. It includes an existing medical layout with plumbing infrastructure already in place, along with on-site surface parking. The building sits along a well-traveled corridor with strong surrounding residential density. It also offers convenient access to major thoroughfares, making it a practical option for staff and visitors traveling from across the area.

### Property Highlights

- 3,204 SF available with efficient layout
- Existing medical infrastructure reduces buildout costs
- Multiple exam rooms, reception, and support space included
- Easy access to major roads and interstate
- High-income Virginia Beach location with strong demographic
- Excellent potential for conversion to many other retail or service-oriented businesses.

| Demographics      | 1 Mile    | 3 Miles   | 5 Miles  |
|-------------------|-----------|-----------|----------|
| Total Population  | 12,649    | 124,691   | 321,804  |
| Total Households  | 4,594     | 48,886    | 126,315  |
| Average HH Income | \$129,762 | \$102,122 | \$99,173 |



**Listing type**  
Direct



**Rental Rate**  
Undisclosed



**Term**  
Minimum 3 Years



**Square footage**  
3,204 +/-

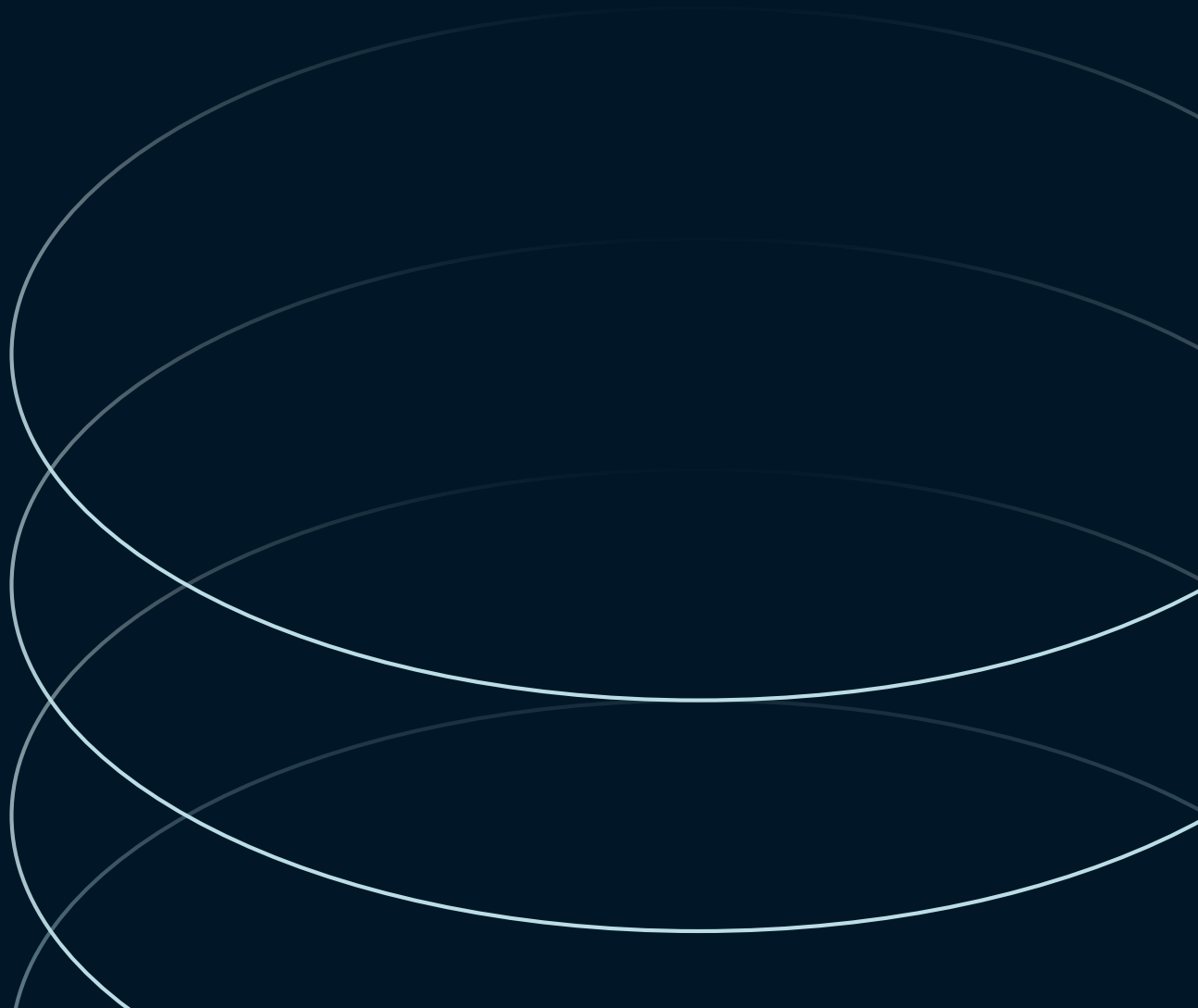


**Availability**  
Now



# Location





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