



OFFICE BUILDING FOR LEASE

VIRGINIA BEACH, VA 23464

1453 KEMPSVILLE RD



DIVARIS REAL ESTATE INC // 4525 MAIN STREET, SUITE 900, VIRGINIA BEACH, VA 23462 // DIVARIS.COM

KRISTA COSTA
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FOR LEASE



1453 KEMPSVILLE RD

**Lease Rate:
\$24 SF/yr**

PROPERTY OVERVIEW

Single-story office building located just south of the intersection of Kempsville Rd and Indian River Road. Great location near banking, restaurants and retail. Located just 2 miles from I-64. Suites 104 and 105 are available, or may be combined to make a contiguous 2001 SF suite.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	5,907	44,359	112,655
Population:	15,475	117,554	289,779
Avg HH Income:	\$110,818	\$110,916	\$102,331

PROPERTY HIGHLIGHTS

- Zoned O-2 (No personal services)
- High traffic count 65,104 VPD on Indian River Rd
- Many shops and restaurants nearby in the Kemps River Crossing area
- Monument signage on Kempsville Rd offering tenant drive-by visibility
- Ample parking

AVAILABLE SPACES

Suite 104	966 SF
Suite 105	1,035 SF

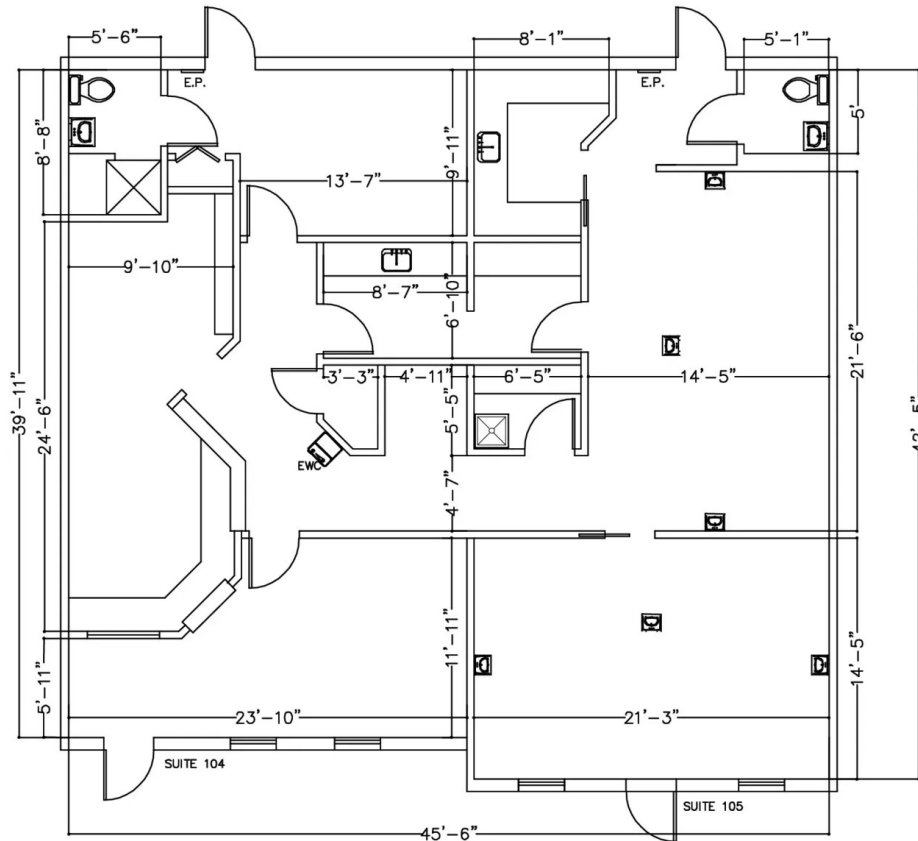
FOR FURTHER INFORMATION, PLEASE CONTACT:
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FLOOR PLANS



SUITES 104 & 105 AS-BUILT DRAWING

1453 KEMPSVILLE ROAD
VIRGINIA BEACH, VIRGINIA

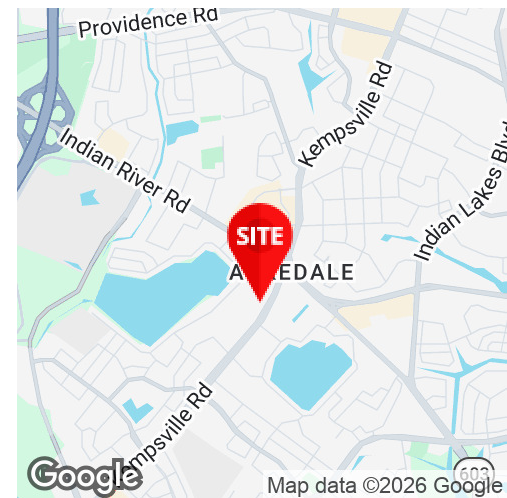
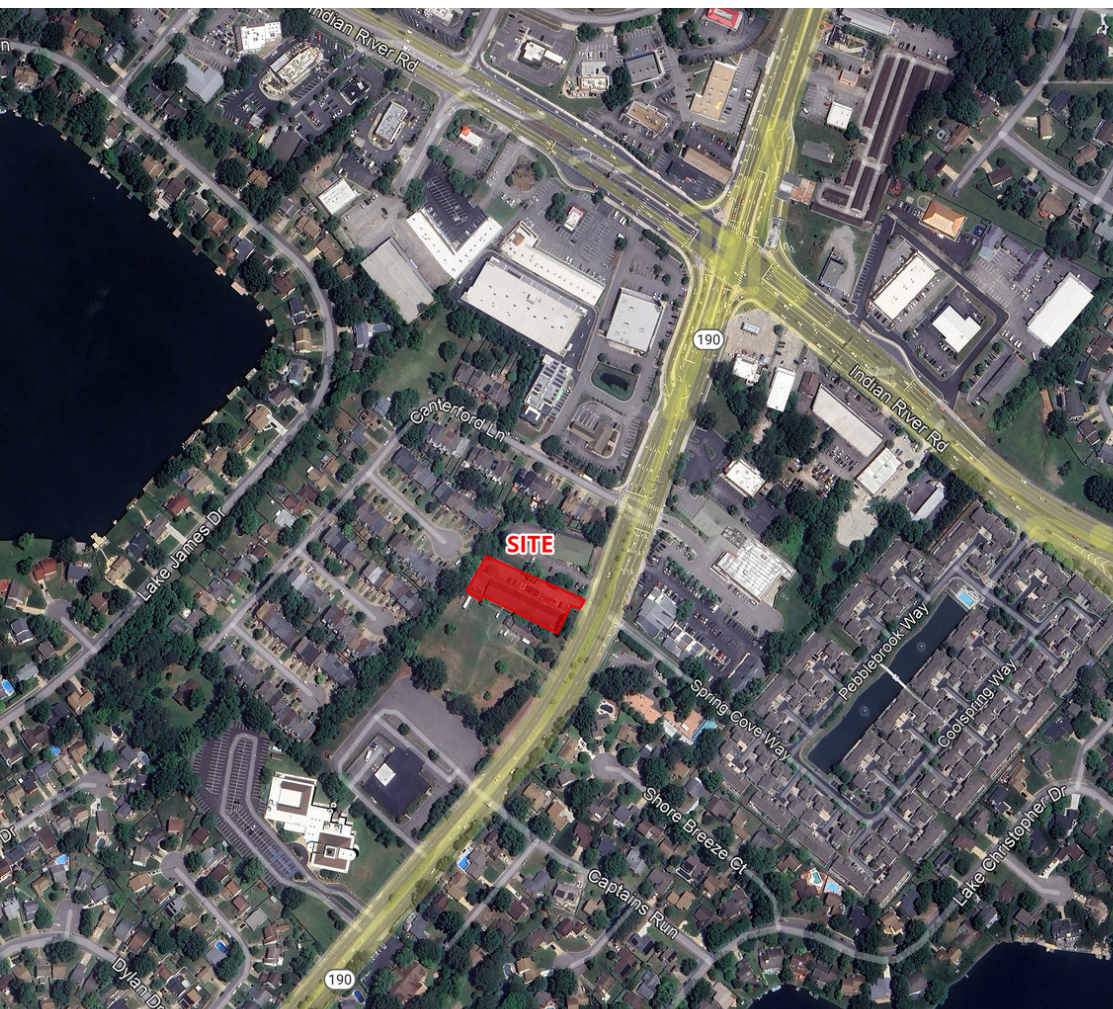
FRANCIS & REEVE
SPACEPLANNING | INTERIORS

7.21.2026
S. REEVE

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