

# FOR LEASE

## ARROWHEAD COMMERCE CENTER

5768 - 5772 Arrowhead Drive | Virginia Beach, VA 23462



**S.L. NUSBAUM**  
REALTY CO.



### **PIERCE JACOBSON**

Partner | Shopping Center Leasing

O. 757.452.6141

[pjacobson@slnusbaum.com](mailto:pjacobson@slnusbaum.com)

### **MICHAEL GOOD**

Senior Associate

C. 757.646.0525

O. 757.640.2217

[mgood@slnusbaum.com](mailto:mgood@slnusbaum.com)

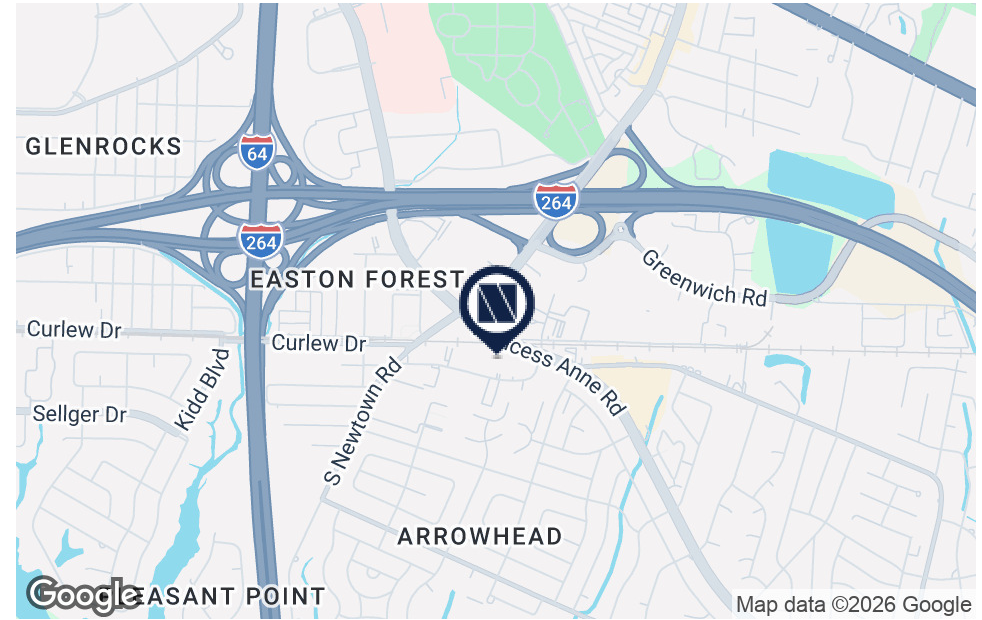
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Modified Gross, net of utilities)
Building Size:	31,740 SF
Available SF:	1,800 - 3,000 SF
Zoning:	I-1 (Light Industrial District)

### PROPERTY OVERVIEW

Arrowhead Commerce Center is a very ideal location for a user looking for a centrally located property with excellent interstate access. Monument and building signage are available.

### PROPERTY HIGHLIGHTS

- Grade level doors
- 16' - 18' clear ceiling height

SPACES	LEASE RATE	SPACE SIZE	DATE AVAILABLE
5768 Arrowhead Drive, Suite B	\$15.00 SF/yr	1,800 SF	Immediately
5772 Arrowhead Drive, Suite C-2	\$15.00 SF/yr	3,000 SF	Within 60 days

# PROPERTY DETAILS

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### 5768 ARROWHEAD DRIVE, SUITE B

- 1,800 square feet
- One (1) 12' x 14' grade level door
- One (1) restroom
- 16' clear ceiling height
- 1-phase, 150-amp electrical service
- 100% warehouse
- Warehouse has heat; No A/C

### 5772 ARROWHEAD DRIVE, SUITE C-2

- 3,000 square feet
- One (1) 12' x 14' grade level door
- 18' clear ceiling height
- Two (2) single-phase electric service panels
- LED lighting in warehouse
- Three (3) parking spaces
- 85% warehouse + 15% office on two floors
- Warehouse has heat and A/C



# FLOOR PLANS

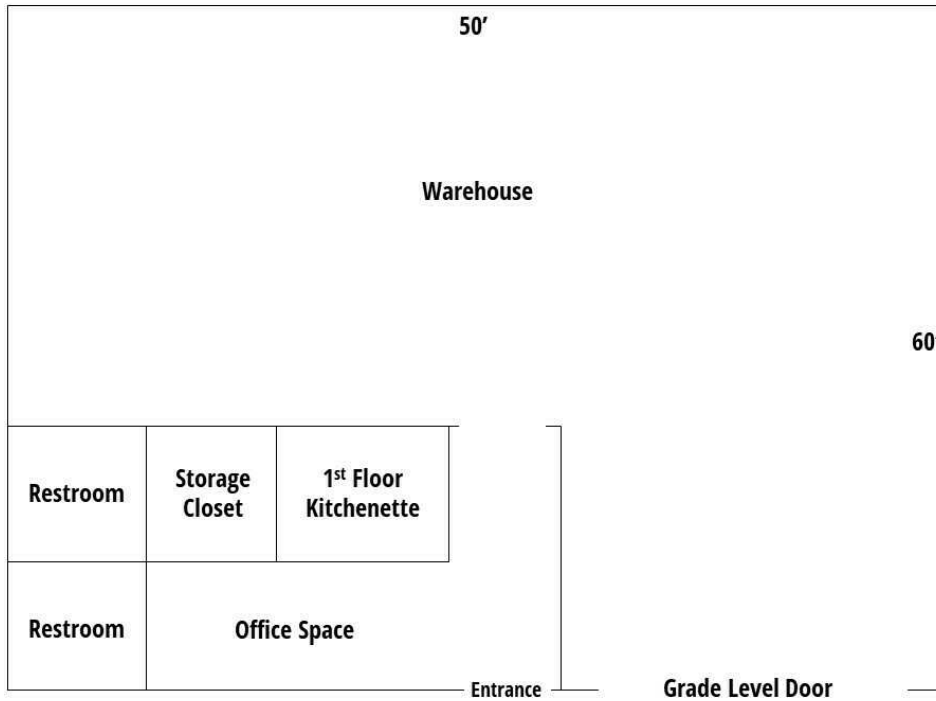
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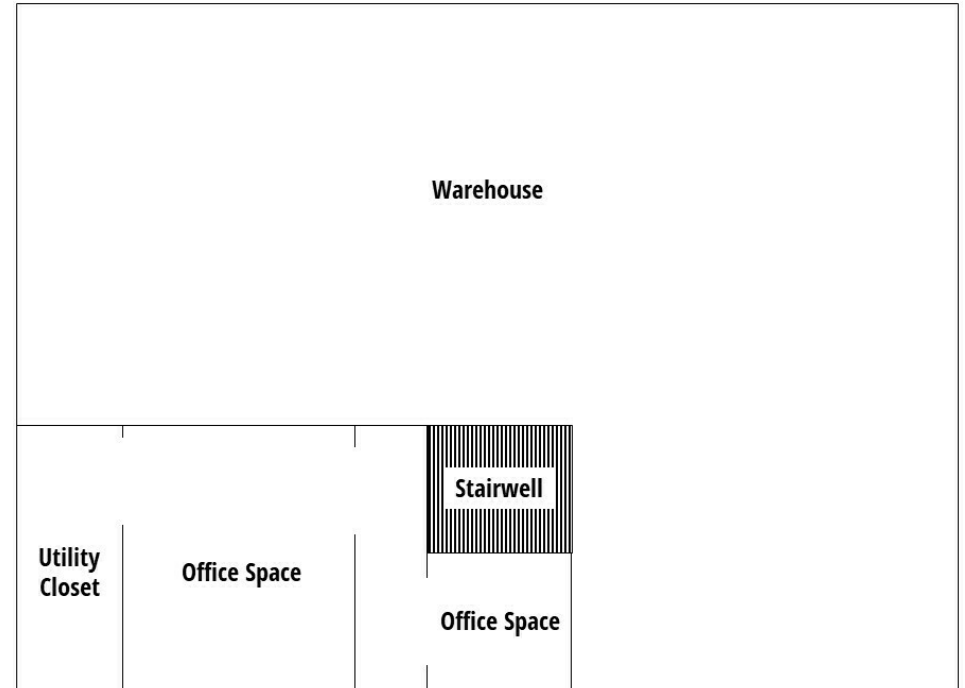


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FIRST FLOOR



SECOND FLOOR



## 5772 ARROWHEAD DRIVE – SUITE C-2

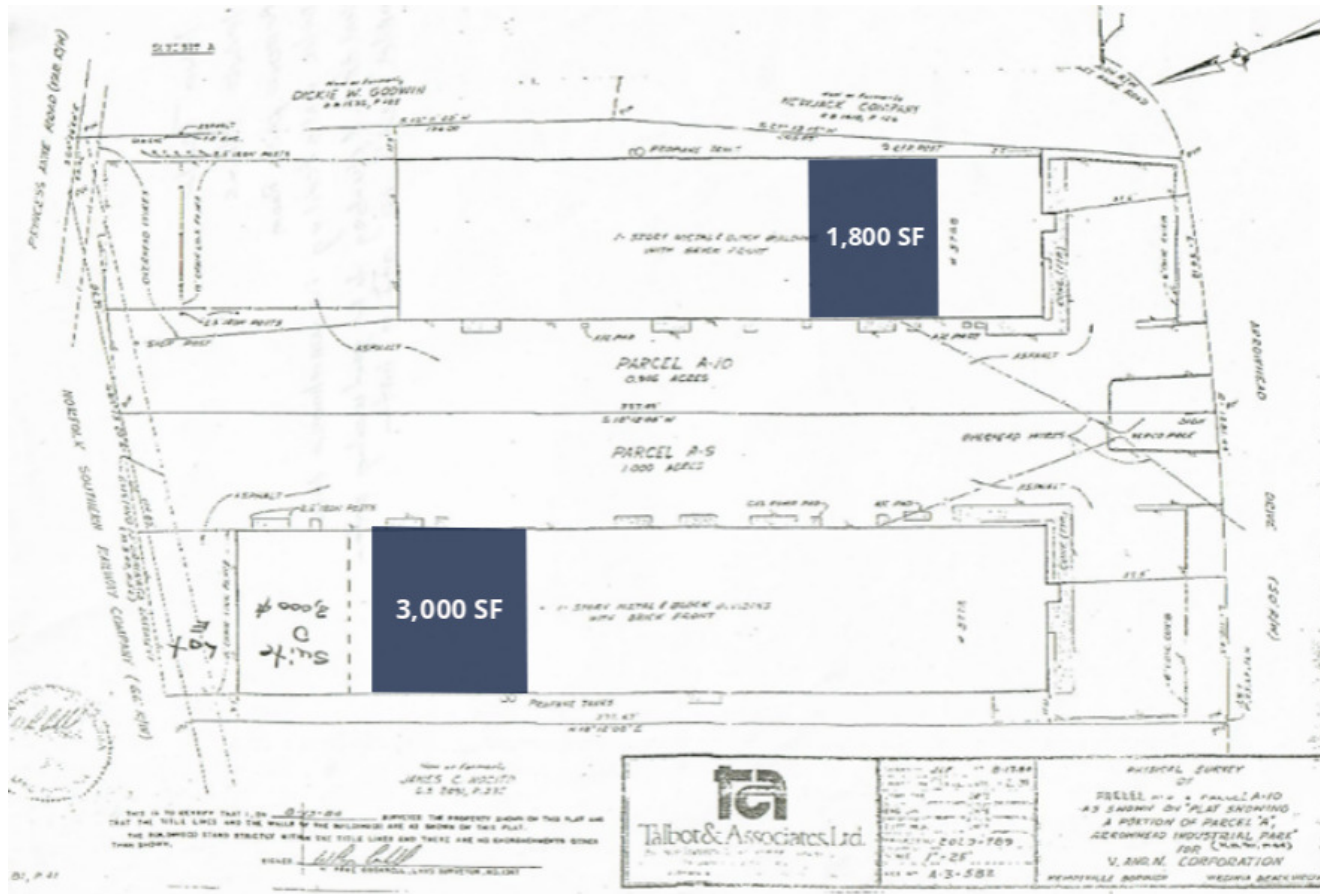
# SURVEY

## ARROWHEAD COMMERCE CENTER

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### LEASE INFORMATION

Lease Type:	Modified Gross, net of utilities	Lease Term:	Negotiable
Total Space:	1,800 - 3,000 SF	Lease Rate:	\$15 SF/yr

# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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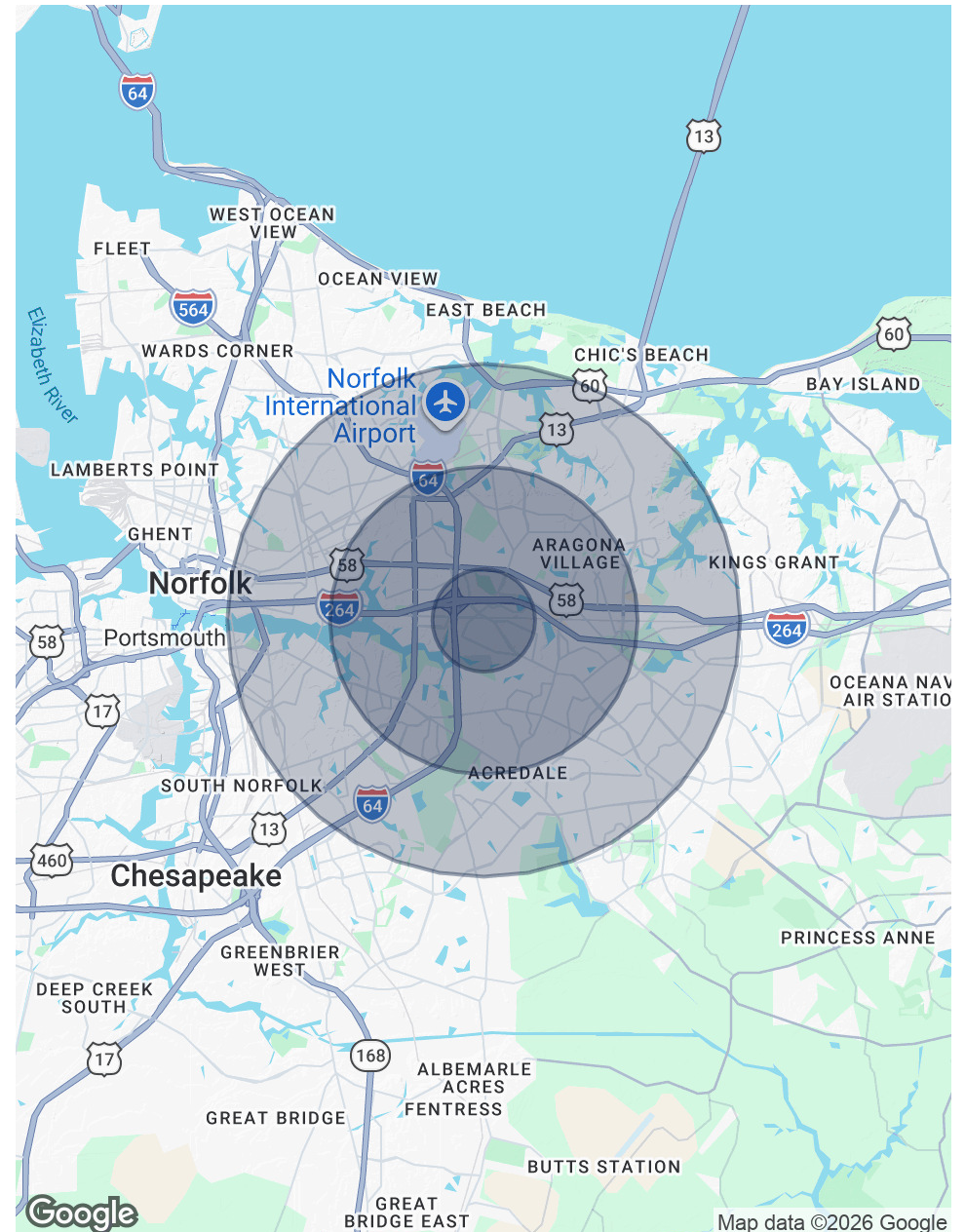


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,668	107,639	308,361
Average Age	39.10	38.00	37.20
Average Age (Male)	31.4	33.2	33.7
Average Age (Female)	39.4	38.3	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,122	41,599	116,519
# Of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$79,080	\$79,739	\$79,921
Average House Value	\$239,282	\$236,913	\$238,670

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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