



RETAIL
PROPERTY
FOR SALE

4336 VIRGINIA BEACH BOULEVARD

4336 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23452



Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM

757.513.2500
chrisg@kotarides.com

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Two tenant 5,150 SF shopping center on 0.4 Acres
- 43,000 VPD with a turn lane and four-way ingress/egress
- High profile Pembroke/Thalia location
- Excellent area restaurant sales
- Pylon sign available

OFFERING SUMMARY

Sale Price:	\$1,924,195.42
Cap Rate:	6.25%
Building Size:	5,150 SF
Effective Gross Income:	\$151,983.38
Total Operating Expenses:	\$31,721.16
Total Net Operating Income:	\$120,262.21



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DISCLAIMER

KPM, LLC REPRESENTS THE OWNER.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.