

For Sale

**Institutional Campus or
Redevelopment Opportunity**

580 **Kempsville Road**

Virginia Beach, Virginia

CONTACT

Jeff Parker, CCIM

Senior Vice President

T +1 757 364 6441

C +1 757 478 9920

jeff.parker@cbre.com

CBRE

Property Overview



CBRE is proud to present a rare opportunity to acquire 580 Kempsville Road in Virginia Beach, strategically positioned in the heart of the Norfolk/Virginia Beach corridor. Situated on 7.52 acres in one of Hampton Roads' most accessible and desirable submarkets, the property offers exceptional potential for entertainment, live performance, and specialty commercial ventures. Its scale, strong visibility, and proximity to major transportation routes—including I-264 and I-64—make it an ideal candidate for a premier concert venue, regional event destination, or transformative mixed-use, retail, or multifamily redevelopment.

The property is improved with an ±80,000 SF modern facility featuring a large-scale sanctuary with seating for up to 5,200 guests, making it uniquely equipped to accommodate concerts, conferences, and community events of significant size. Supporting infrastructure, ample parking, and flexible interior layouts further enhance its adaptability for a variety of uses.

With limited comparable venues of this scale in the region, 580 Kempsville Road presents a compelling opportunity for investors, developers, and operators seeking a high-impact presence in the Hampton Roads market, with both immediate usability and long-term repositioning upside.



FOR SALE

- 580 Kempsville Road
- Main Church Building
- 7.52 AC
- $\pm 80,000$ SF

Property Highlights



Prime Location | Situated in the heart of Hampton Roads with excellent visibility along Kempsville Road near Princess Anne Road.



Regional Connectivity | Just 1 mile from Interstate 264 and 1.8 miles from Interstate 64 and Virginia Beach Town Center, providing easy access to all seven cities in the region.



Significant Land Area | Two parcels totaling approximately 12.78 acres in the highly desirable Kempsville submarket.



Substantial Improvements |

- **580 Kempsville Road** – ±80,000 SF modern religious facility built in 1997, seating up to 5,200 people.



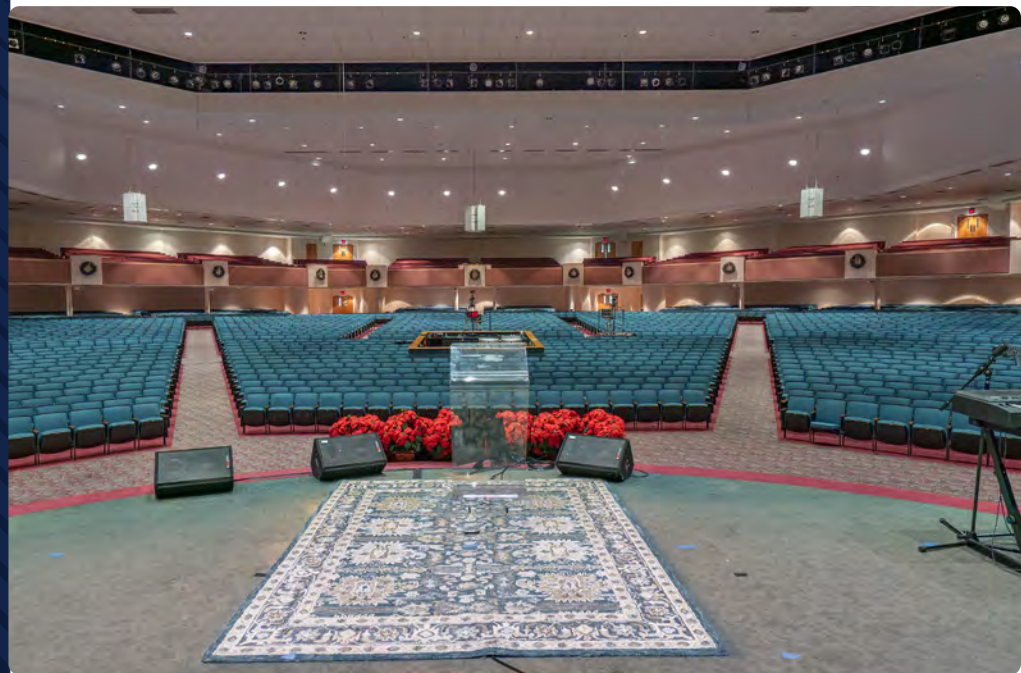
Flexible Redevelopment Potential | Ideal for retail, mixed-use, multifamily, single-family residential, or institutional use.



Strong Demographics | Located in a thriving trade area with robust population growth and high traffic counts.



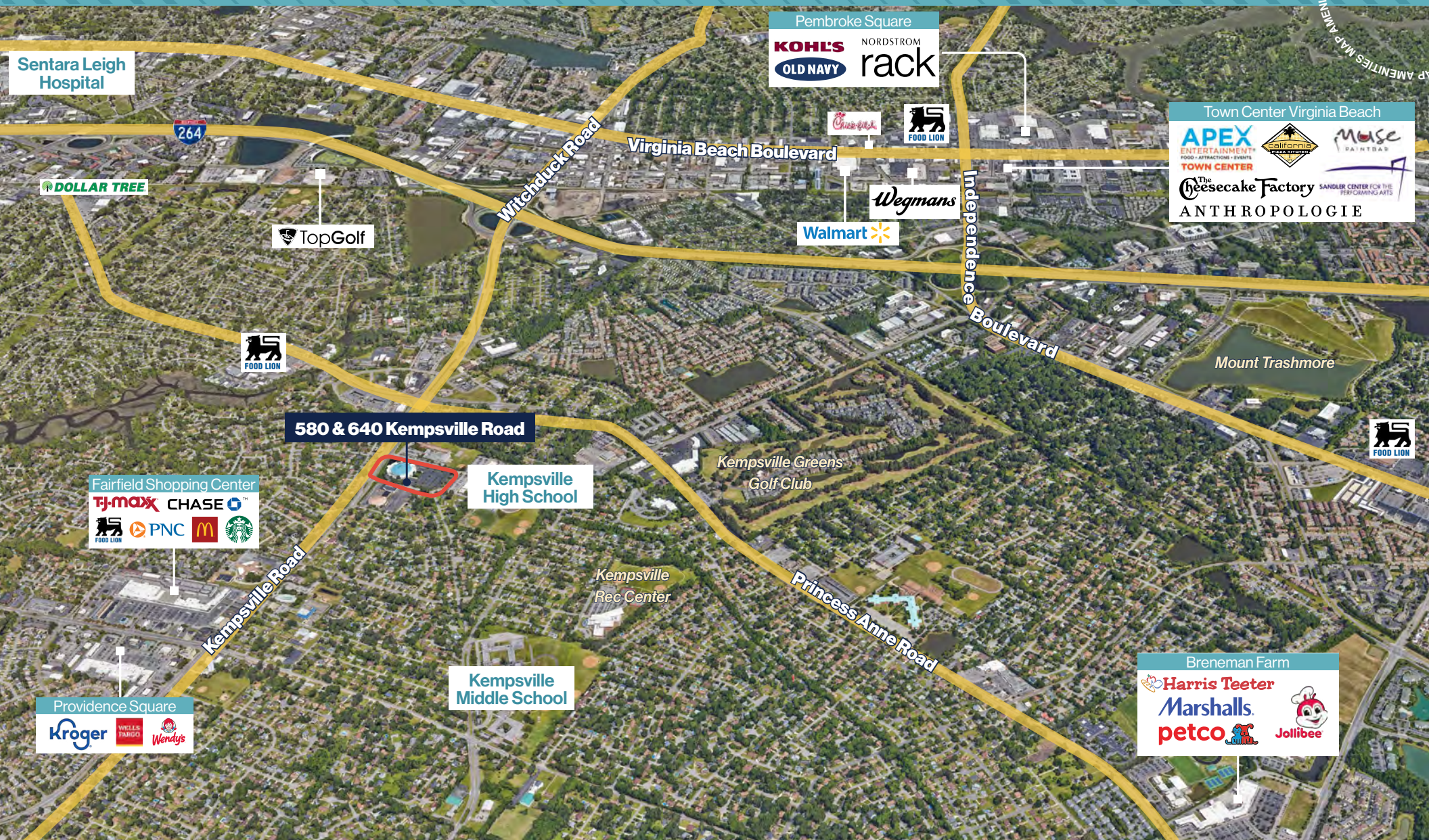
Pricing | Contact Jeff Parker for pricing



PROPERTY HIGHLIGHTS



Amenity Map



Sentara Leigh Hospital

DOLLAR TREE

TopGolf

FOOD LION

580 & 640 Kempville Road

Fairfield Shopping Center
TJ-maxx CHASE
FOOD LION PNC McDonald's Starbucks

Providence Square
Kroger WELLS FARGO Wendy's

Kempville High School

Kempville Middle School

Kempville Rec Center

Kempville Greens Golf Club

Pembroke Square
KOHLS OLD NAVY NORDSTROM rack

Virginia Beach Boulevard

Walmart

Wegmans

FOOD LION

Independence Boulevard

Town Center Virginia Beach
APEX ENTERTAINMENT
TOWN CENTER
The Cheesecake Factory SANDLER CENTER FOR THE PERFORMING ARTS
ANTHROPOLOGIE

Mount Trashmore

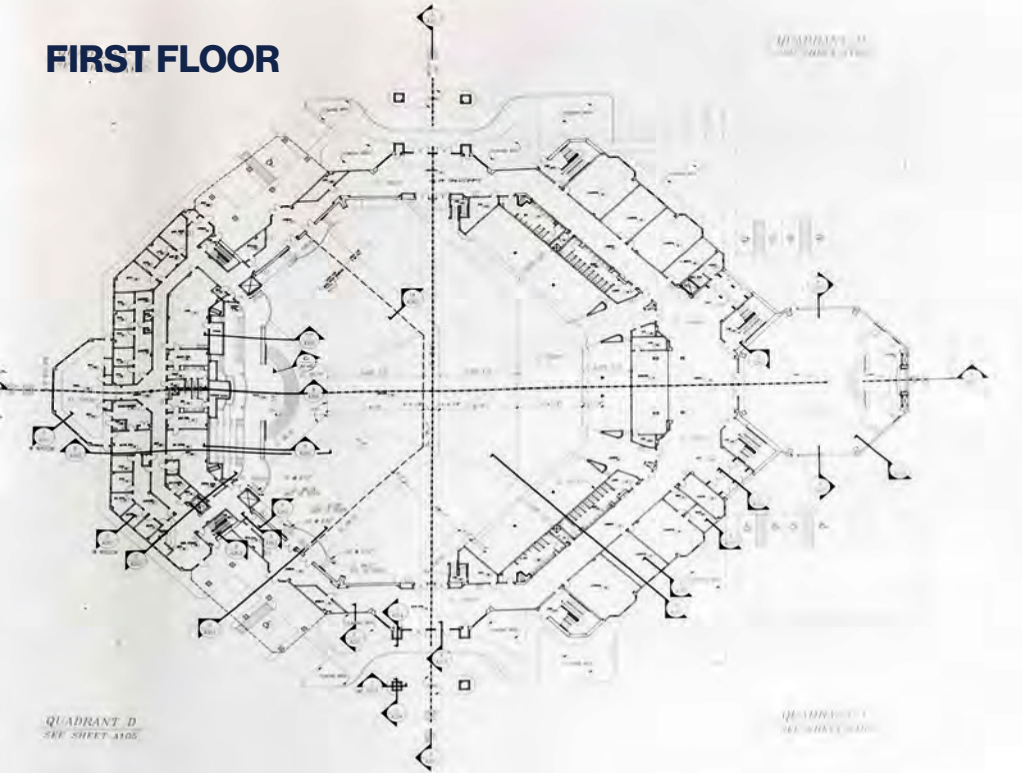
FOOD LION

Princess Anne Road

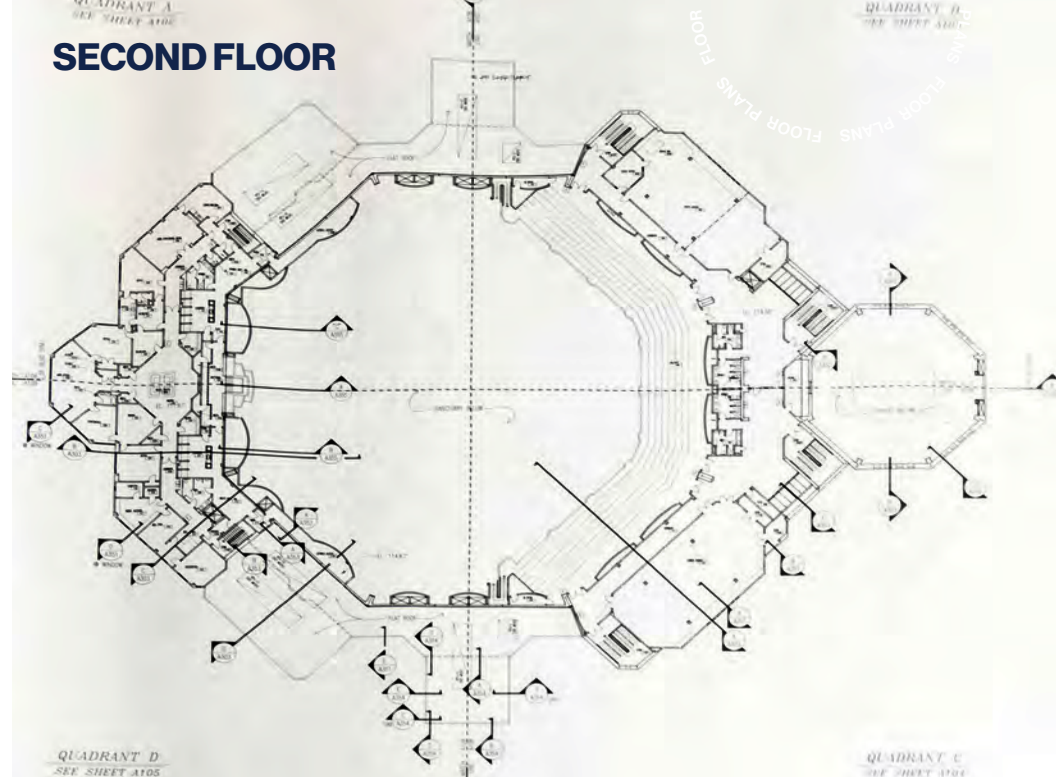
Breneman Farm
Harris Teeter Marshalls petco Jollibee

Floor Plans

FIRST FLOOR



SECOND FLOOR



EXTERIOR

- Abundant parking
- Youth & toddler playground
- Private staff entrance and parking
- Overflow parking at adjacent property
- Multiple entrances & exits
- Exterior Pylon & Illuminated Signage

FIRST FLOOR

- Entrance Hall/Narthex
- Worship Center / Grand Auditorium / Private Lounge
- Children/youth classrooms, daycare & dedicated nurseries and youth area
- Administrative offices / break rooms; work spaces & storage
- Cafe & book store

SECOND FLOOR

- Audio, video & lighting area
- Executive offices
- HVAC & Electrical rooms
- Fellowship halls
- Additional worship space
- Additional Storage

Property Specifications



Location

Excellent location in the heart of Southside Hampton Roads
12.78 AC on 2 parcels



AV Systems

Enhanced state of the art audio visual system, LED screen and sound system



Zoning

R-10
Medium Density Single Family Housing



Parking

±525 spaces with overflow parking at 640 Kempsville Road



HVAC

Efficient heating, ventilation, and air conditioning systems designed to handle large occupancy loads and ensure comfort



Traffic Count

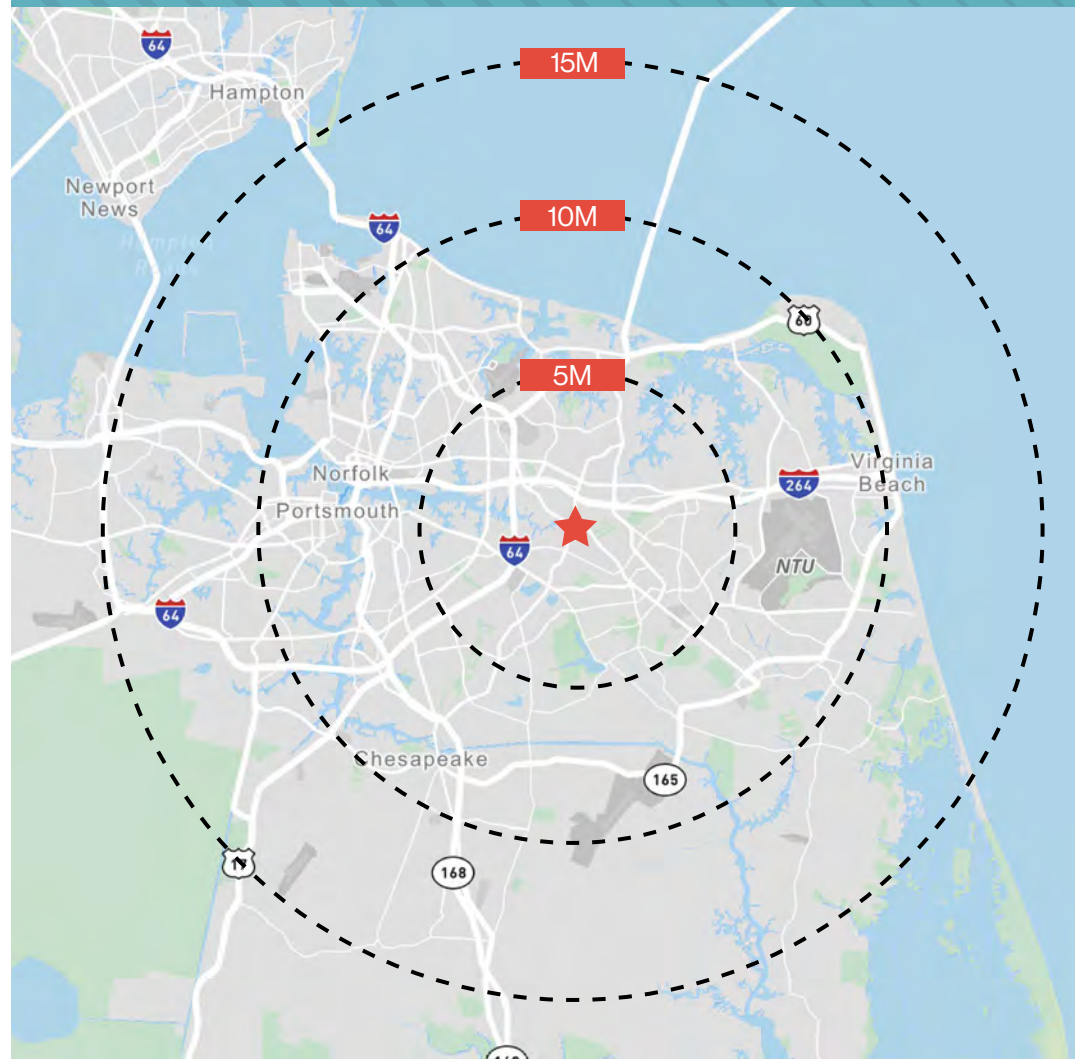
30,000 VPD
on Kempsville Road



Area Demographics

	5 MILES	10 MILES	15 MILES
POPULATION			
Current Year Population	324,941	810,279	1,042,192
Five Year Projected	324,385	808,566	1,042,543
Population Growth Rate	0.05%	0.01%	0.05%
Median Age	37.70	37.30	37.20
HOUSEHOLDS			
Current Year Households	128,659	326,615	411,454
Five Year Projected	130,283	330,736	417,398
Annual Household Growth Rate	0.49%	0.47%	0.49%
HOUSEHOLD INCOME			
Average HH Income	\$108,265	\$110,126	\$112,625
Median HH Income	\$84,946	\$81,556	\$83,501
Per Capita Income	\$42,909	\$44,523	\$44,770
HOUSING UNITS			
Total Housing Units	132,270	340,580	430,622
Owner Occupied Housing Units	81,139	193,515	251,522
Renter Occupied Housing Units	47,520	133,100	159,932
EMPLOYMENT			
Employees	12,880	30,904	36,616
Businesses	153,562	386,625	451,748

The Kempsville submarket is one of the most attractive trade areas in Hampton Roads, characterized by excellent interstate access, strong population growth, and a diverse economic base. Virginia Beach, the largest city in the region, benefits from a thriving economy supported by military, tourism, healthcare, and technology sectors. The surrounding area features a well-established residential community, high traffic counts, and proximity to major employment centers, making it ideal for retail, residential, and mixed-use development. With its central location and strong fundamentals, this property is positioned to capitalize on the continued growth and demand within Hampton Roads.



Market Overview

Virginia Beach remains an attractive location for residents and businesses, offering a cost of living near the national average and a population of roughly 454,800 — the largest in Virginia. The city ranks among the fastest-growing markets for new-hire salaries, supported by major employers such as Sentara Healthcare, GEICO, and STIHL Inc.'s North American headquarters. Beyond the region's significant military presence, these companies help sustain a diverse and competitive workforce.

Hampton Roads benefits from major infrastructure and energy investments that reinforce its role as a logistics and distribution hub. Key projects include the \$3.9 billion Hampton Roads Bridge-Tunnel expansion, \$1.4 billion Port of Virginia upgrades to deepen channels and expand rail capacity, and Dominion Energy's \$10.7 billion offshore wind project. Fortune 500 companies like Huntington Ingalls Shipbuilding and Dollar Tree further anchor the region's economy, making Hampton Roads a strategic center for maritime, defense, and renewable energy industries.

HIGH POPULATION & STRONG OCCUPANCY



457,000

VIRGINIA BEACH
POPULATION



1,800,000

GREATER HAMPTON ROADS
POPULATION



37

MEDIAN AGE
CITY OF VA BEACH



\$87,988

MEDIAN HOUSEHOLD
INCOME CITY OF VA BEACH



\$522,310

AVERAGE HOUSING VALUE
CIT OF VA BEACH



5.6%

HOUSING VACANCY
(MSA)



580

Kempsville Road

Virginia Beach, Virginia



CONTACT

Jeff Parker, CCIM

Senior Vice President

T +1 757 364 6441

C +1 757 478 9920

jeff.parker@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.