



S.L. NUSBAUM  
REALTY CO.

# FOR LEASE

## MATTRESS FIRM PLAZA



5393 WESLEYAN DRIVE  
VIRGINIA BEACH, VA 23455

**CHRIS HUCKE**  
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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

5393 WESLEYAN DRIVE  
VIRGINIA BEACH, VA 23455



## PROPERTY DESCRIPTION

Anchor retail showroom/warehouse spaces available. Located near the Norfolk Premium Outlets with national tenants.

SPACES	LEASE RATE	SPACE SIZE
Unit 104-C	Contact Agent	4,148 SF
Unit 104-E	Contact Agent	3,818 SF
Unit 104-F	Contact Agent	5,380 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,245	36,048	88,185
Total Population	15,147	90,360	230,758
Average HH Income	\$64.730	\$67.272	\$71.656



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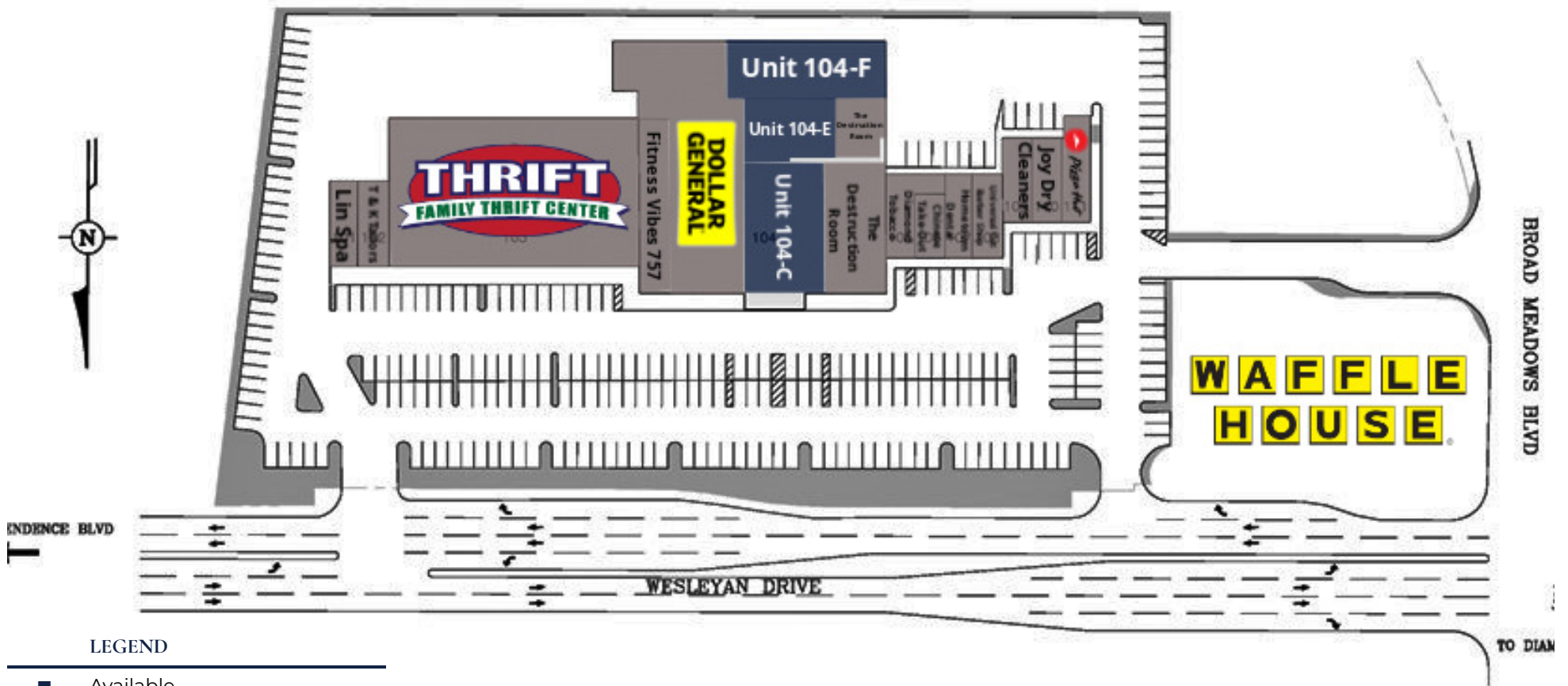




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# SITE PLAN

5393 WESLEYAN DRIVE  
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## LEGEND

- Available
- Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type: NNN  
Total Space: 3,818 - 5,380 SF

Lease Term: Negotiable  
Lease Rate: Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 104-C	Available	4,148 SF	NNN
■ Unit 104-E	Available	3,818 SF	NNN
■ Unit 104-F	Available	5,380 SF	NNN

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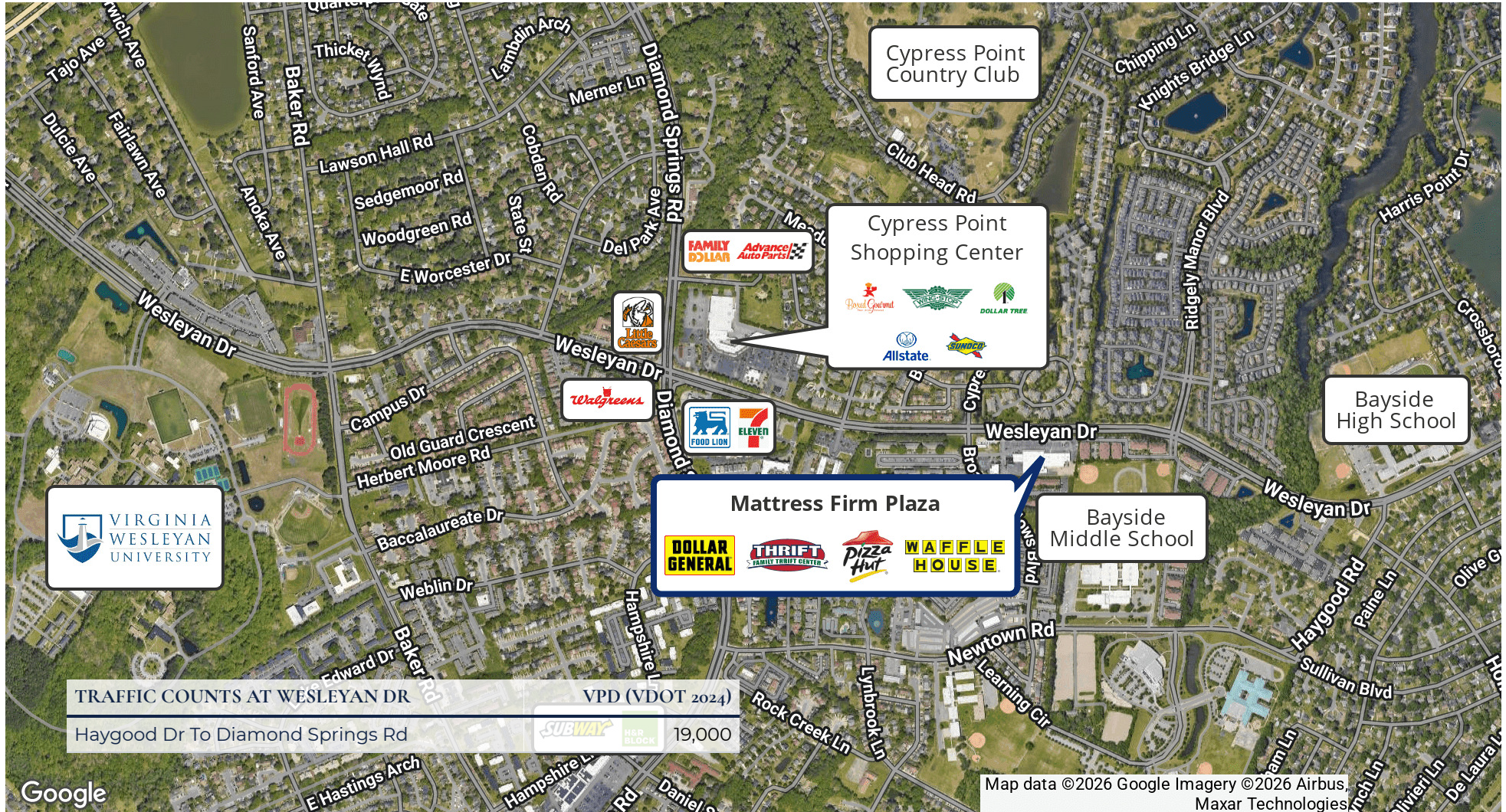




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# AREA RETAIL

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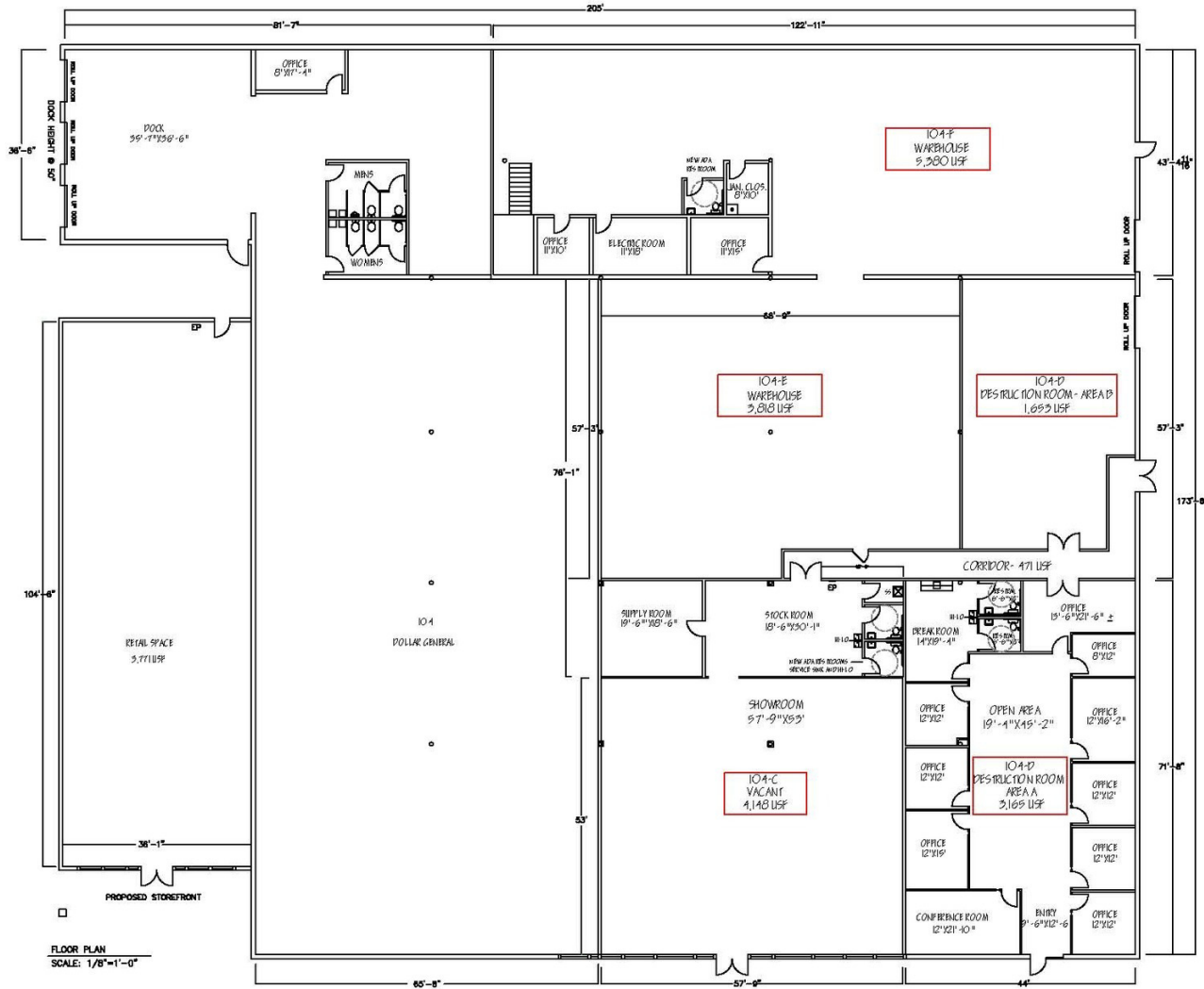




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# ANCHOR SPACE FLOOR PLAN

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# ADDITIONAL PHOTOS

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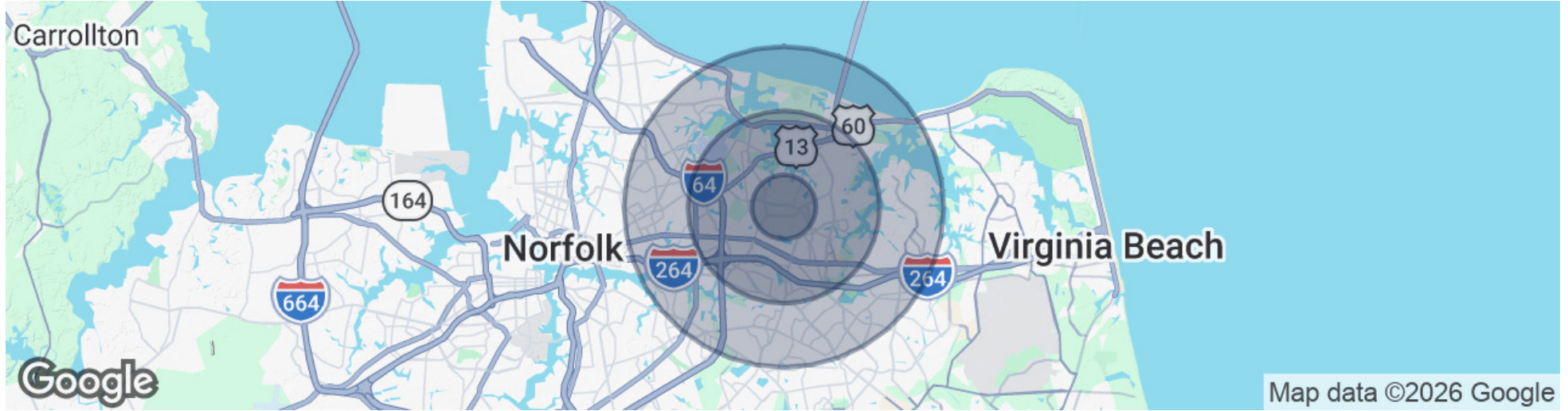




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# DEMOGRAPHICS MAP & REPORT

5393 WESLEYAN DRIVE  
VIRGINIA BEACH, VA 23455



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,147	90,360	230,758
Average Age	33.6	35.6	36.3
Average Age (Male)	32.4	34.8	35.1
Average Age (Female)	34.9	36.6	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,245	36,048	88,185
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$64,730	\$67,272	\$71,656
Average House Value	\$206,760	\$287,013	\$294,992

\* Demographic data derived from 2020 ACS - US Census

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