



S.L. NUSBAUM  
REALTY CO.

# FOR LEASE

## MATTRESS FIRM PLAZA



5393 WESLEYAN DRIVE  
VIRGINIA BEACH, VA 23455

**CHRIS HUCKE**  
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# PROPERTY SUMMARY

5393 WESLEYAN DRIVE  
VIRGINIA BEACH, VA 23455



## PROPERTY DESCRIPTION

Anchor retail showroom/warehouse spaces and a unique 1,500 SF second-generation dentist office with 4 operatories with wet sinks and cabinets, reception area, and lab available. Located near the Norfolk Premium Outlets with national tenants.

SPACES	LEASE RATE	SPACE SIZE
Unit 101	Contact Agent	1,200 SF
Unit 104-C	Contact Agent	4,148 SF
Unit 104-E	Contact Agent	3,818 SF
Unit 104-F	Contact Agent	5,380 SF
Unit 107	Contact Agent	1,500 SF



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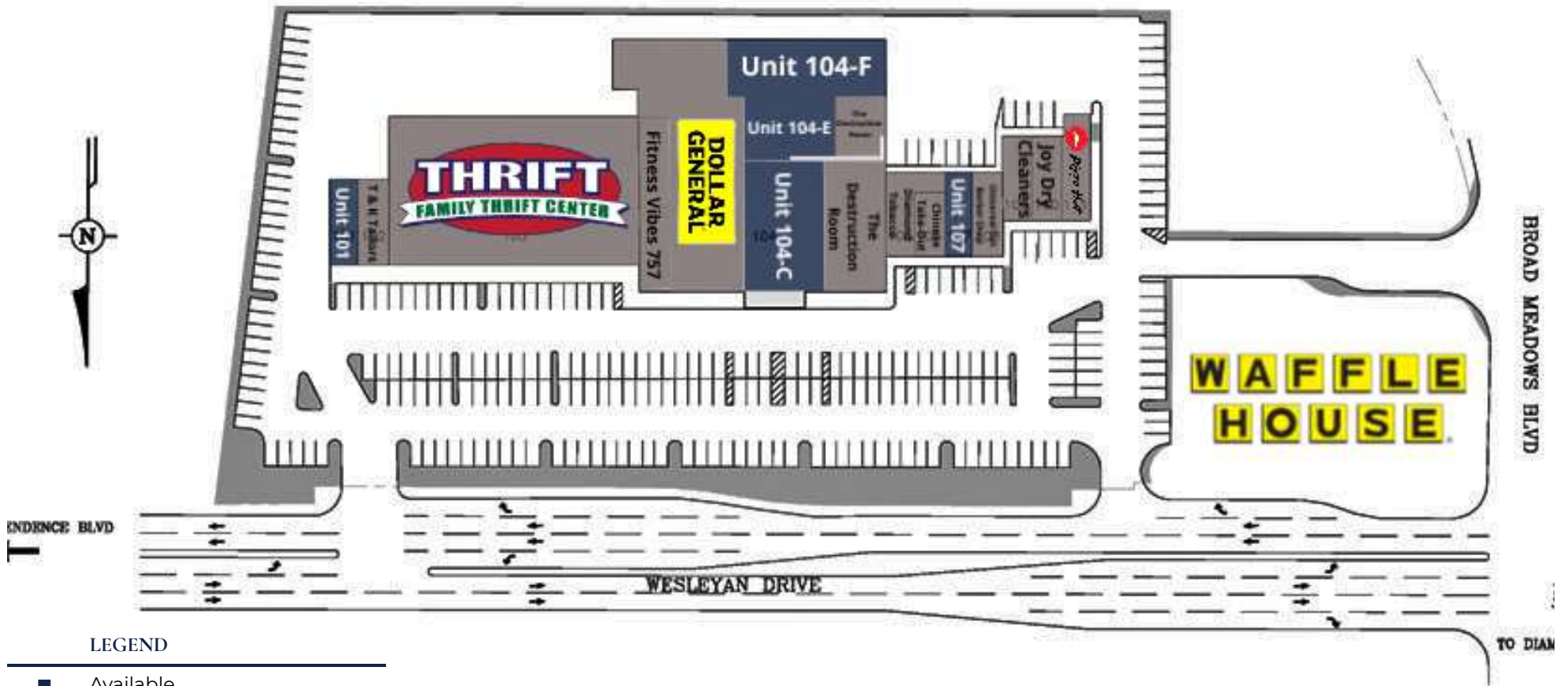




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# SITE PLAN

5393 WESLEYAN DRIVE  
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# VACANCY OVERVIEW

5393 WESLEYAN DRIVE  
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## LEASE INFORMATION

Lease Type: NNN  
Total Space: 1,200 - 5,380 SF

Lease Term: Negotiable  
Lease Rate: Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 101	Available	1,200 SF	NNN
■ Unit 104-C	Available	4,148 SF	NNN
■ Unit 104-E	Available	3,818 SF	NNN
■ Unit 104-F	Available	5,380 SF	NNN
■ Unit 107	Available	1,500 SF	NNN

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# AREA RETAIL

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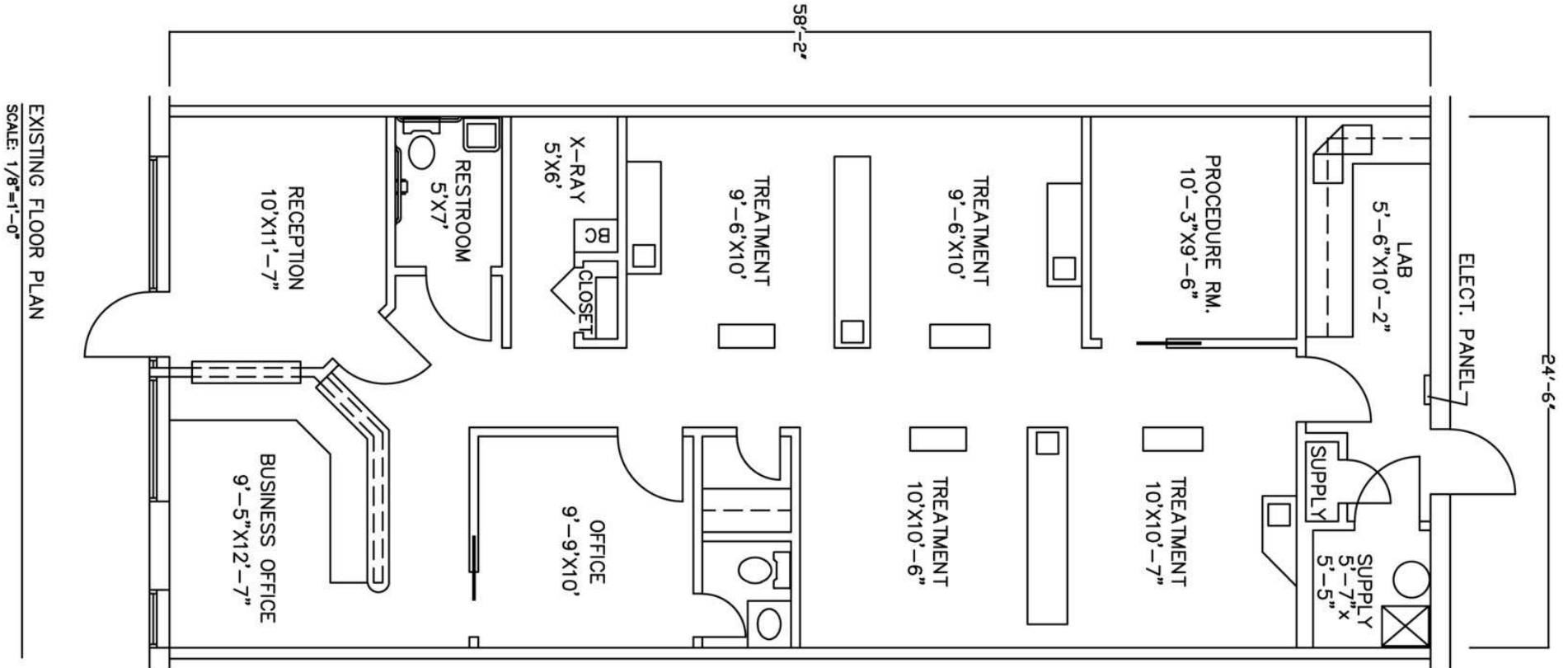




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# UNIT 107 - FORMER DENTIST'S OFFICE

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# ADDITIONAL PHOTOS

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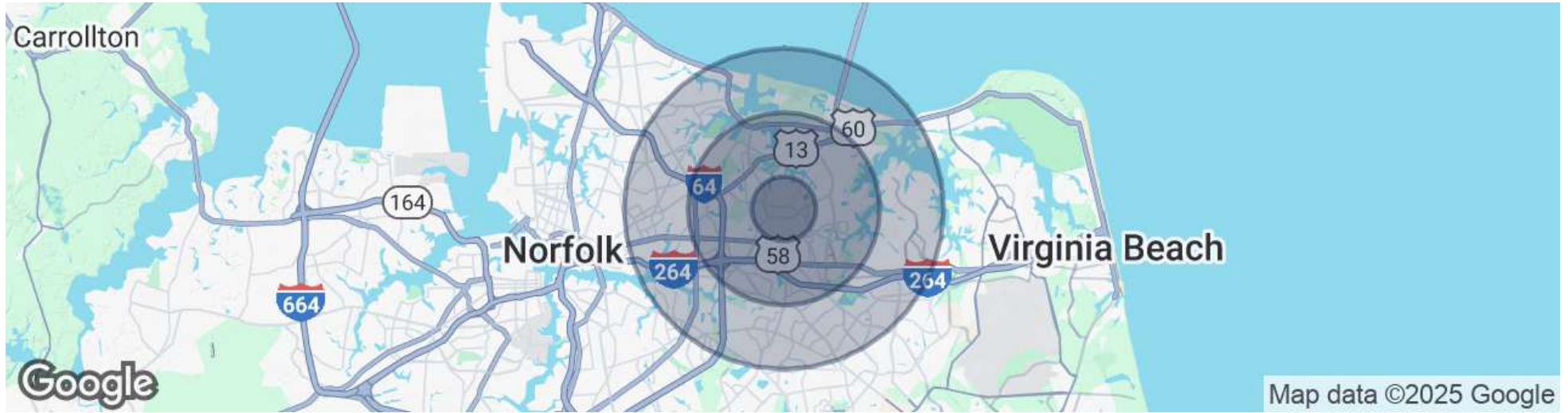
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**XTEAM**  
RETAIL ADVISORS



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# DEMOGRAPHICS MAP & REPORT

5393 WESLEYAN DRIVE  
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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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# CONTACT ME



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**XTEAM**  
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