

# FOR LEASE

## ARROWHEAD COMMERCE CENTER

5768 - 5772 Arrowhead Drive | Virginia Beach, VA 23462



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



**PIERCE JACOBSON**

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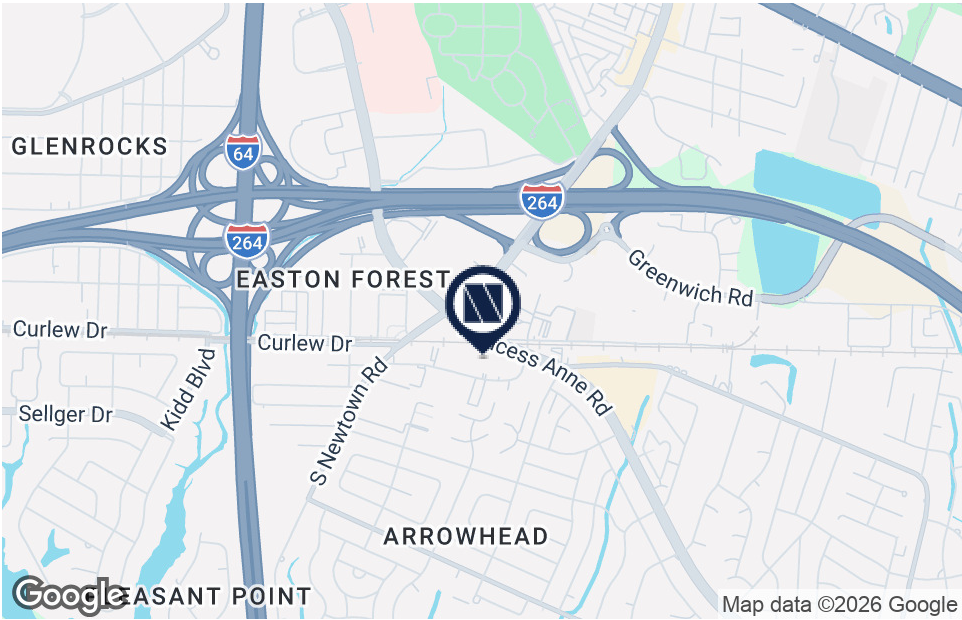
# EXECUTIVE SUMMARY

## ARROWHEAD COMMERCE CENTER

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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 |
|---------------------------------|---------------|------------|
| 5768 Arrowhead Drive, Suite B   | \$15.00 SF/yr | 1,800 SF   |
| 5772 Arrowhead Drive, Suite C-2 | \$15.00 SF/yr | 3,000 SF   |

# 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

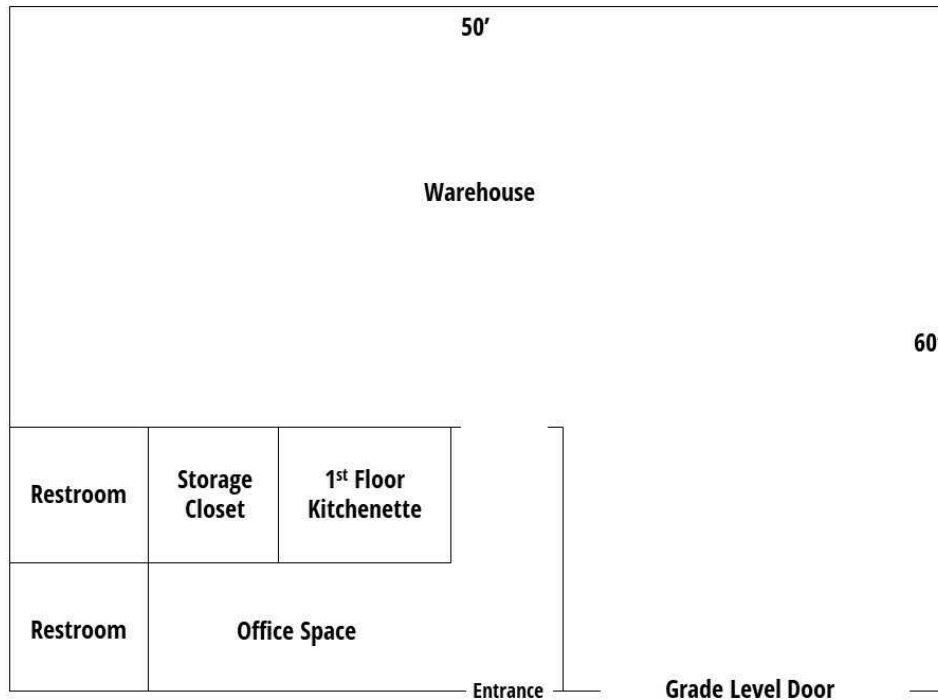
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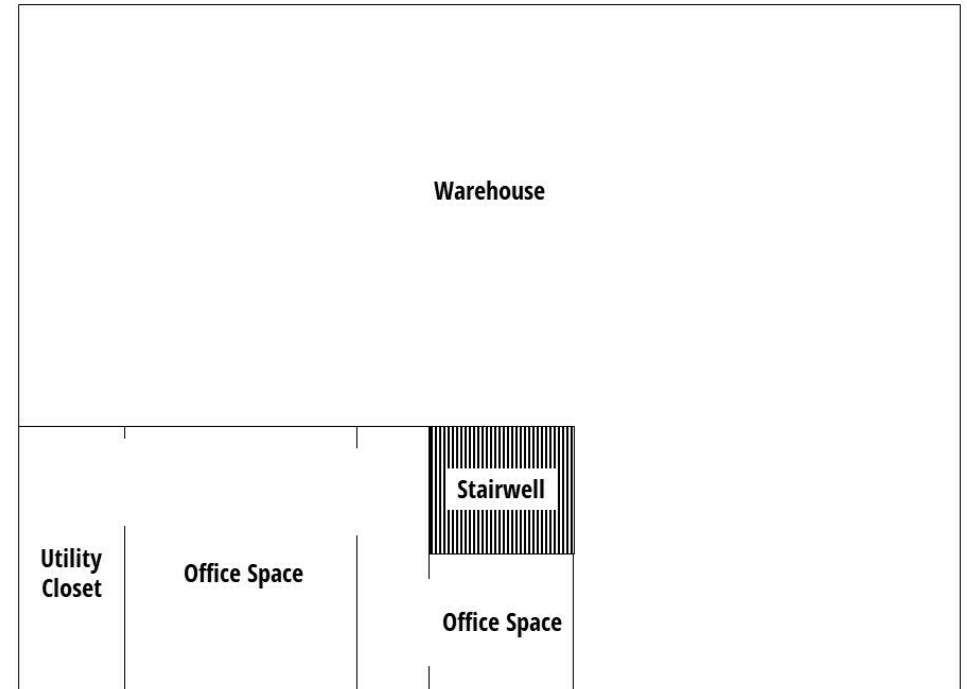


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FIRST FLOOR



SECOND FLOOR



**5772 ARROWHEAD DRIVE – SUITE C-2**

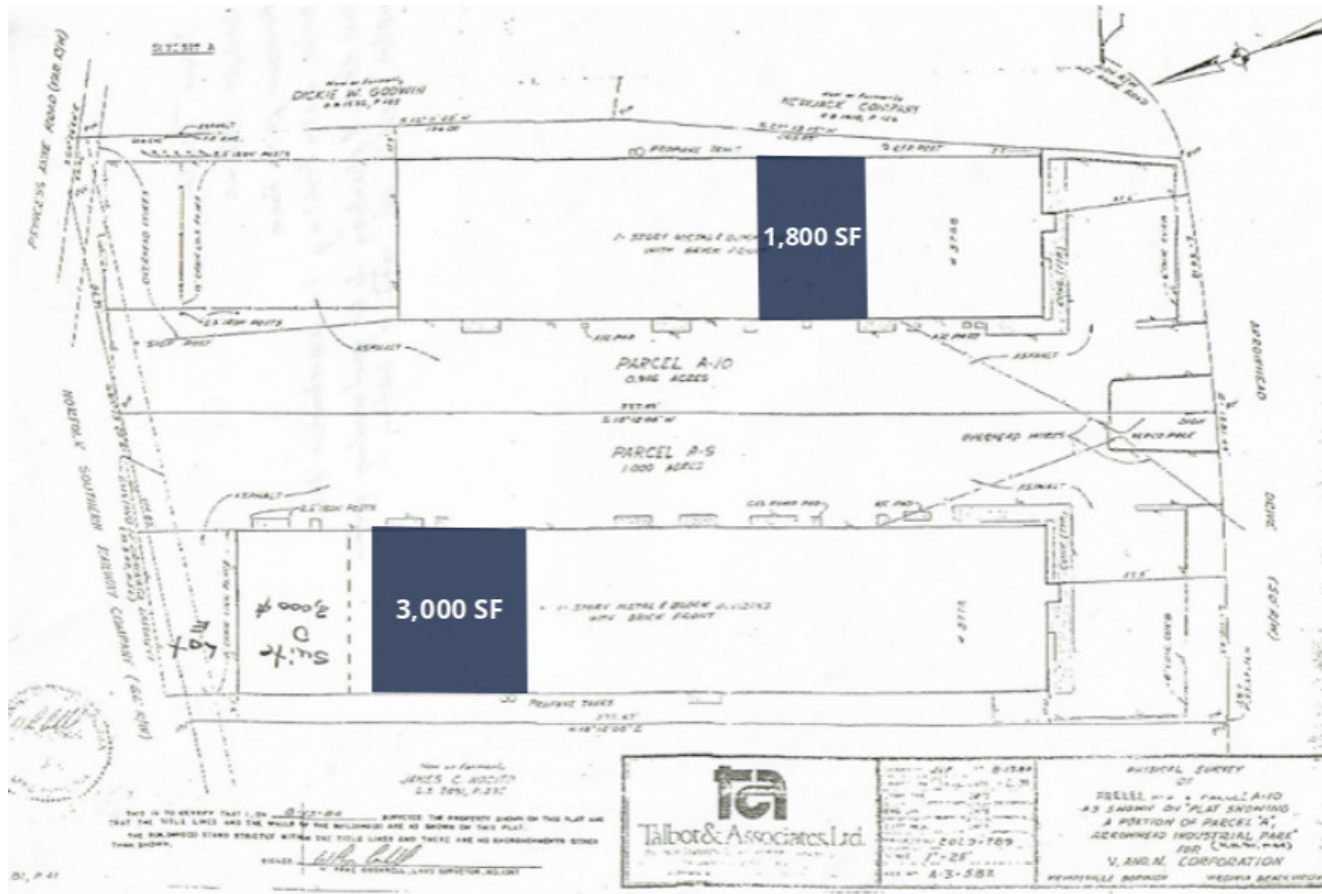
# SURVEY

## 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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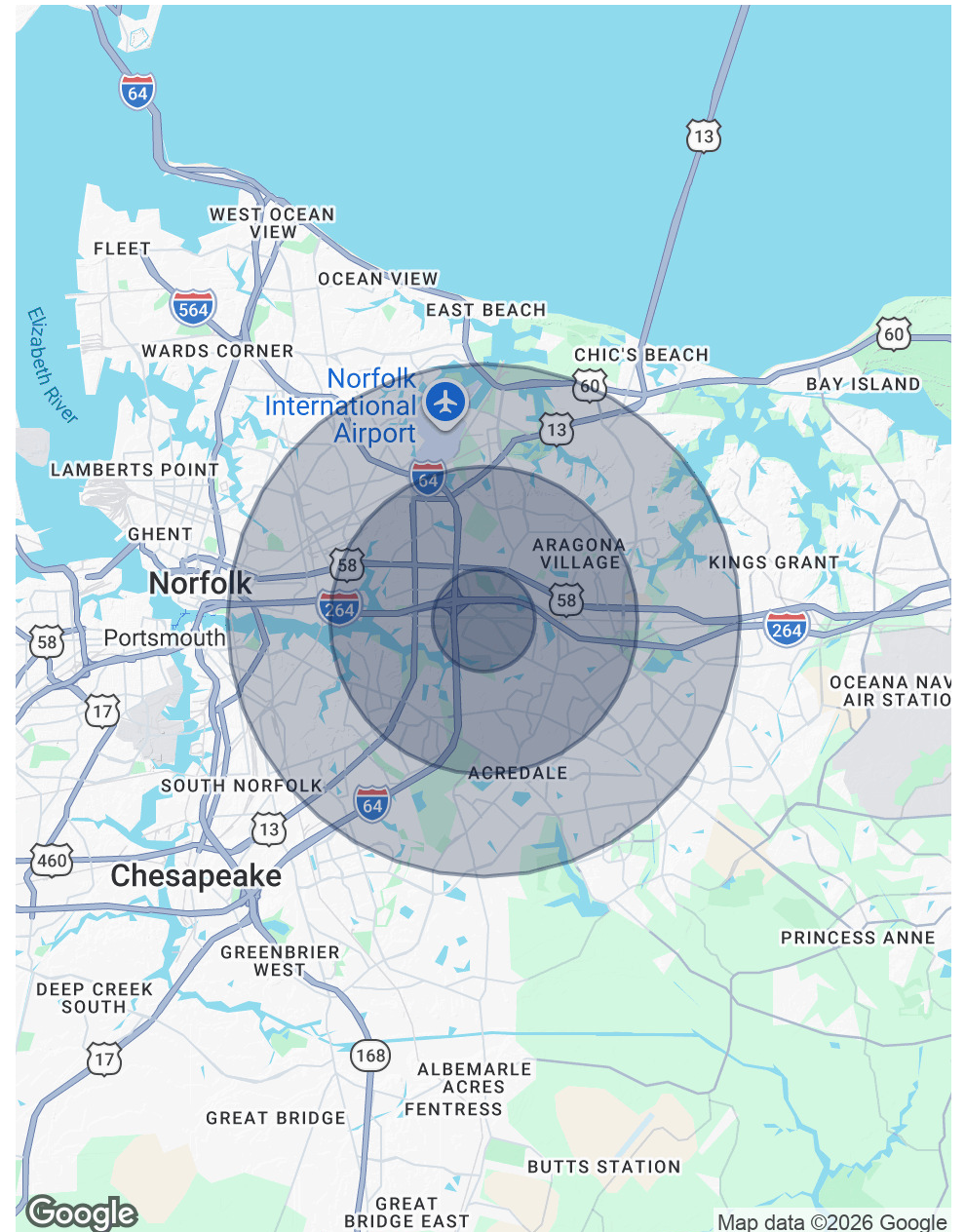
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,668  | 107,639 | 308,361 |
| Average Age          | 39.10  | 38.00   | 37.20   |
| Average Age (Male)   | 31.4   | 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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