



# OFFERING MEMORANDUM

4356 Bonney Road, Building 3 | Virginia Beach, VA 23452



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

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## For more information:

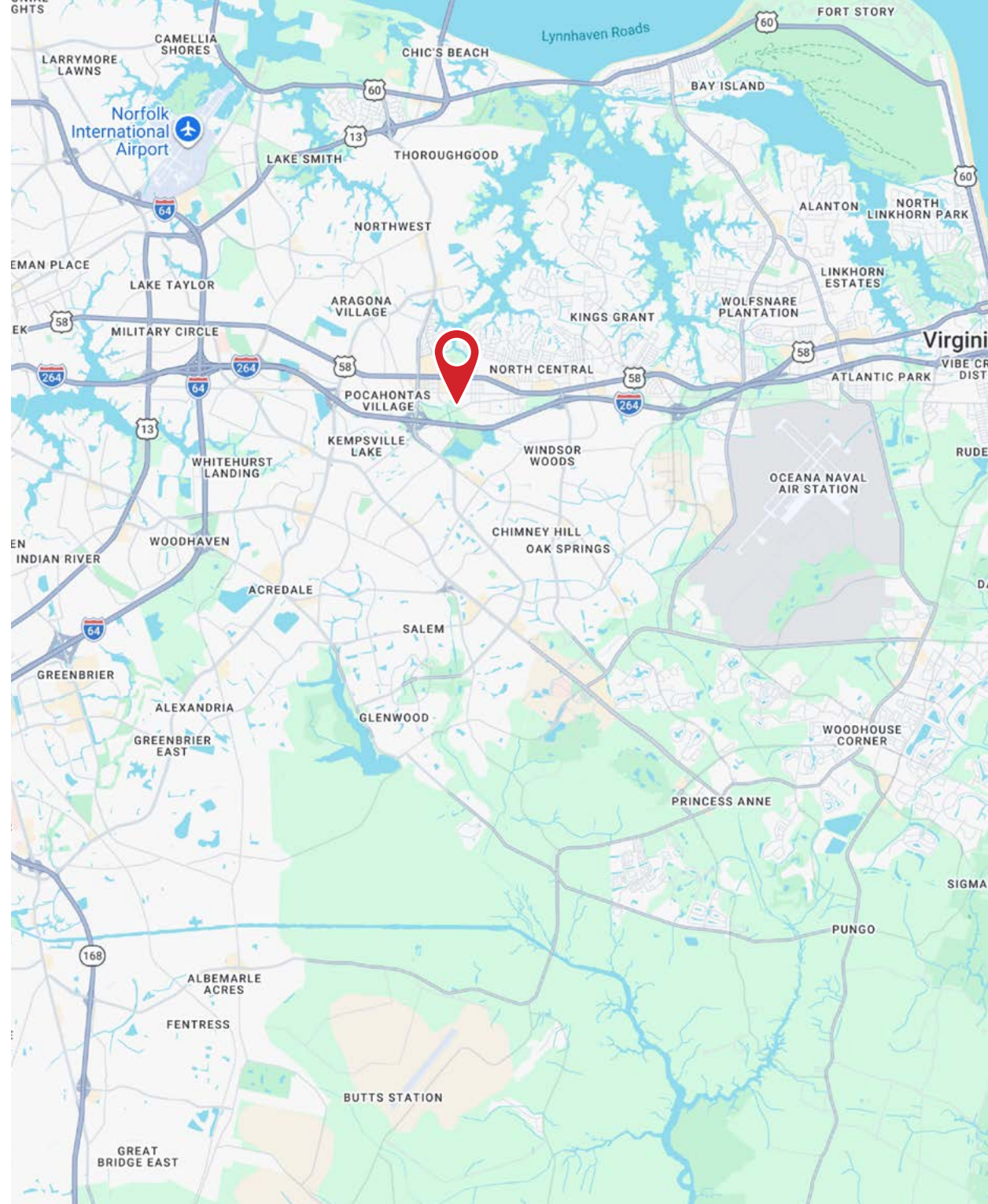
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Information contained herein, is deemed reliable but not guaranteed.

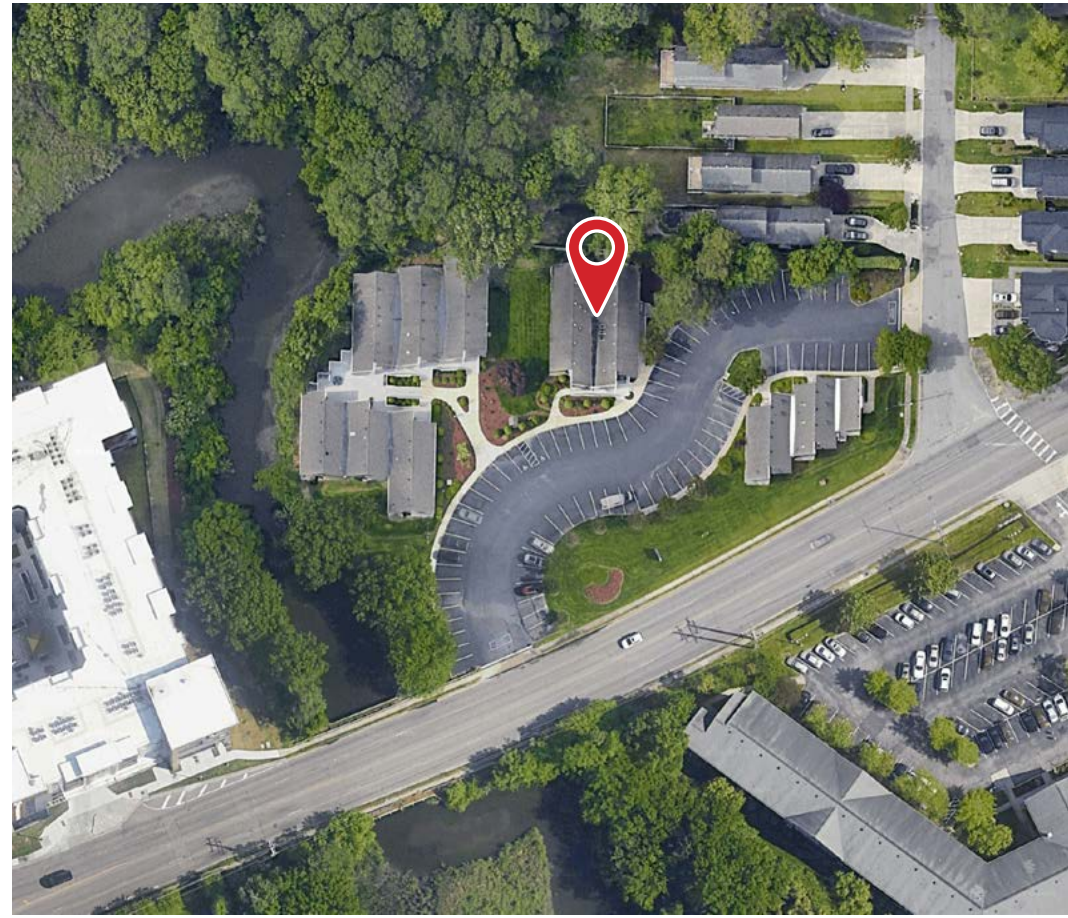


# EXECUTIVE SUMMARY

Commonwealth Commercial Partners, LLC is pleased to present 4356 Bonney Road, Building 3, a 4,214± square foot office condominium located in central Virginia Beach, just minutes from Town Center. The property benefits from strong accessibility, proximity to major business corridors, and limited availability of comparable small-office ownership opportunities within the submarket.

The asset offers a flexible occupancy profile that supports multiple acquisition strategies, including partial or full owner occupancy, while maintaining in-place income. This structure provides near-term cash flow with the ability to reposition or expand occupancy over time, creating an attractive opportunity for both owner-users and investors seeking lease-up potential.

The combination of location, adaptable layout, and occupancy flexibility positions 4356 Bonney Road, Building 3 as a compelling acquisition opportunity for buyers seeking a functional, well-located office asset in the heart of Virginia Beach.



## \$750,000

PURCHASE PRICE

## 4,214 SF

TOTAL SF

## 1985

YEAR BUILT

### DEMOGRAPHICS:



1 MILE: 14,783  
3 MILE: 132,721  
5 MILE: 287,328



1 MILE: \$103,343  
3 MILE: \$109,321  
5 MILE: \$115,403

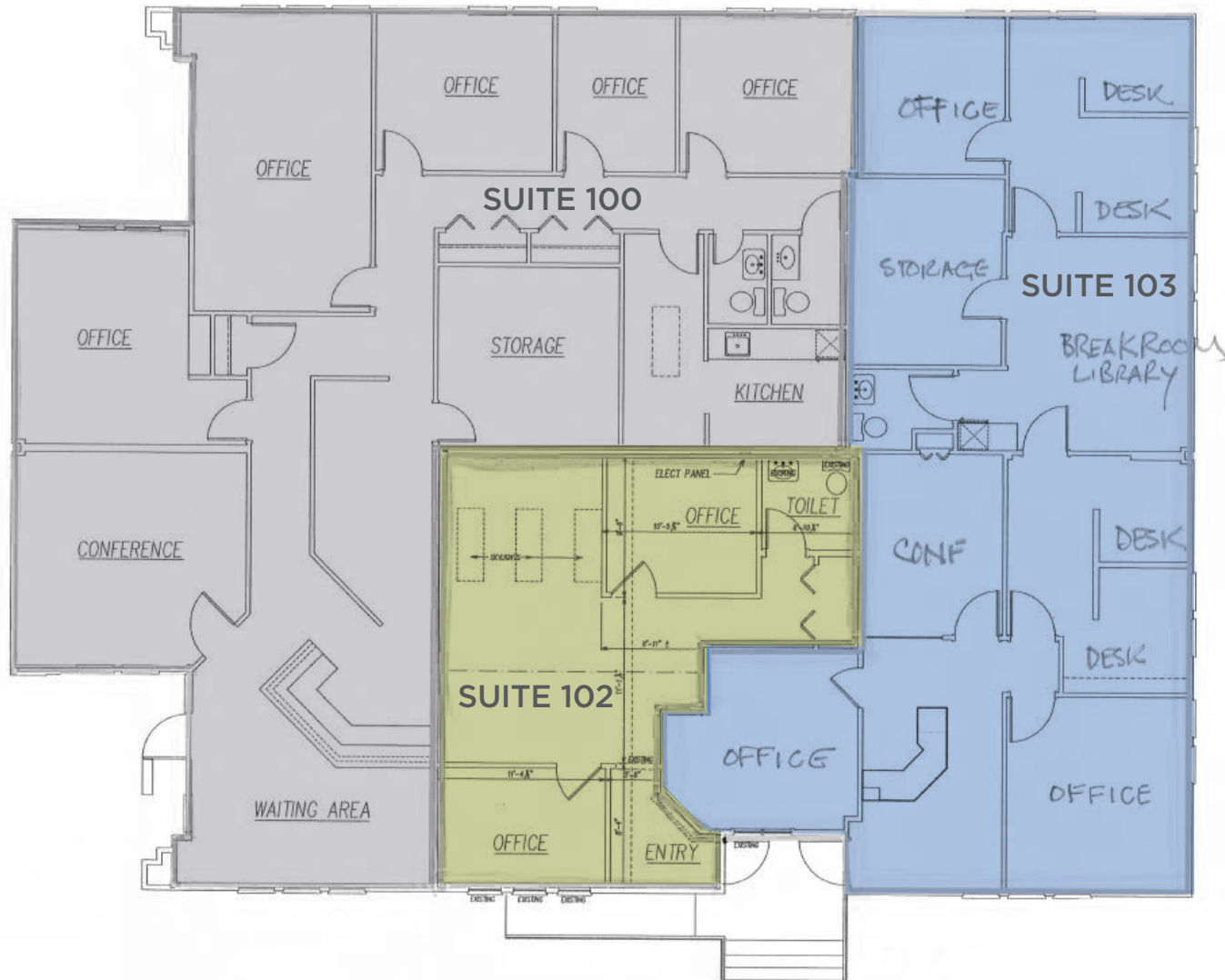


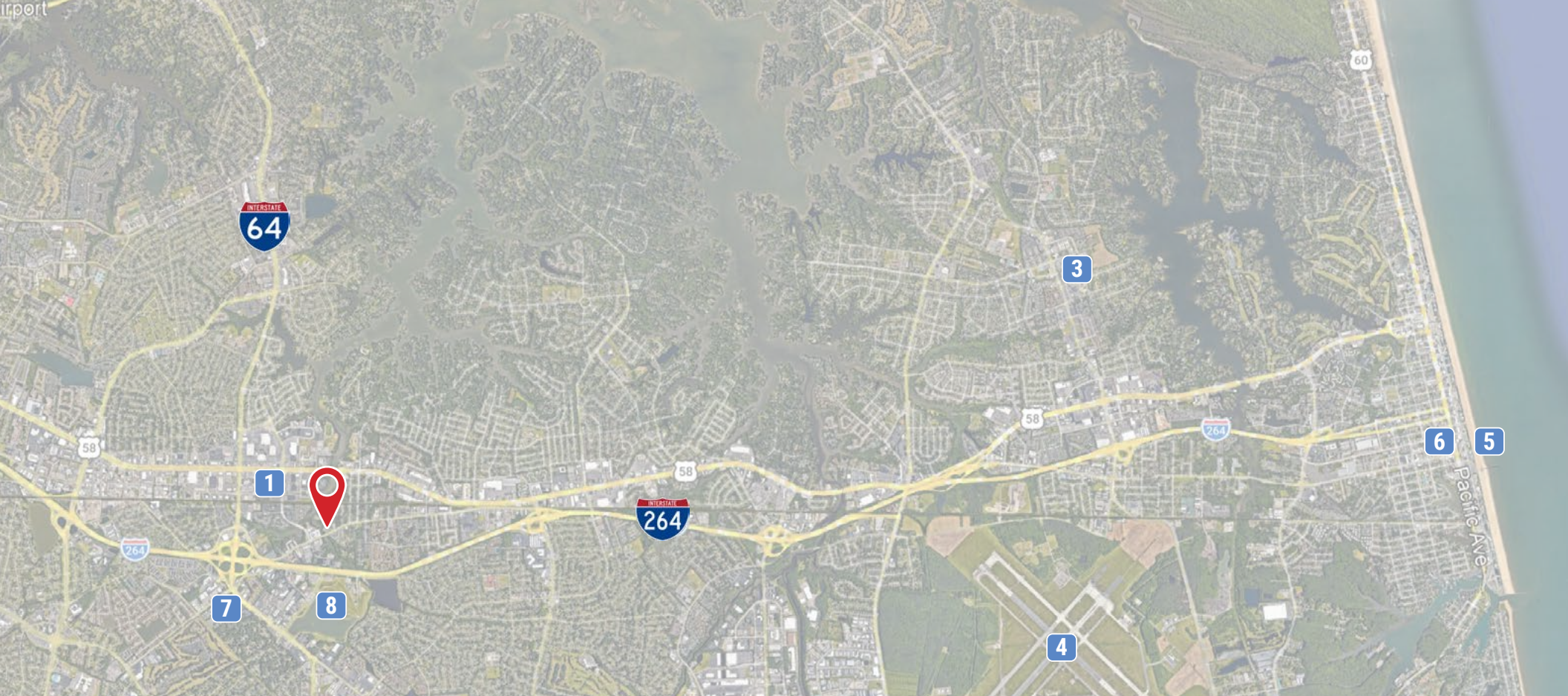
1 MILE: 17,628  
3 MILE: 57,517  
5 MILE: 126,587

# TENANT OVERVIEW

## Overview:

The owner currently occupies Suite 102 (637 SF) and can execute a short-term leaseback to provide near-term income, or alternatively deliver the space vacant at closing to accommodate an owner-occupant seeking to utilize both Suite 100 and Suite 102. Suite 103 is leased to a physical therapy tenant through August 2026, who is expected to renew for an extended term, providing stable in-place income.





## LOCATION MAP

1. Virginia Beach Town Center
2. Lynnhaven Mall
3. Sentara Virginia Beach General
4. Naval Air Station Oceana
5. Virginia Beach Oceanfront
6. Virginia Beach Wave Park
7. Bryant and Stratton
8. Mount Trashmore

## MARKET OVERVIEW

# VIRGINIA BEACH SNAPSHOT

### VIRGINIA BEACH STANDS AS THE LARGEST CITY IN VIRGINIA AND A CORNERSTONE OF THE HAMPTON ROADS REGION.

Renowned for its thriving tourism industry, strong military presence, and diverse economic base, Virginia Beach consistently tops lists for quality of life, affordability, and healthcare. With miles of pristine coastline along the Atlantic Ocean and Chesapeake Bay, the city attracts millions of visitors annually, fueling a robust hospitality sector. Beyond tourism, Virginia Beach benefits from its strategic location and pro-business climate, making it a hub for corporate headquarters, advanced manufacturing, and defense-related industries. The presence of Naval Air Station Oceana, one of the Navy's largest East Coast installations, underscores the city's deep ties to national security and military operations.

The city's dynamic economy is complemented by its high quality of life, with excellent schools, a skilled workforce, and abundant recreational opportunities. Ranked #3 in the U.S. for parks and walkability, outdoor enthusiasts and residents alike enjoy a range of attractions, from the iconic Virginia Beach boardwalk to First Landing State Park\*. With ongoing commercial development, infrastructure investments, and a commitment to innovation, Virginia Beach continues to position itself as a premier destination for businesses in the Mid-Atlantic region.

### VIRGINIA BEACH'S ECONOMIC INDICATORS ARE STRONG:

**Strong workforce, business-friendly environment, and low cost of living make Virginia Beach attractive to businesses.**

Major Industries: **Tourism, Defense, Advanced Manufacturing, Healthcare, Corporate Headquarters**

Gross Domestic Product: **\$27.34 B\***

Job Growth (2024): **2.8%\***

Unemployment Rates +	VAB	USA
2023	2.9%	3.5%
2024	2.8%	3.5%



### VIRGINIA BEACH'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Population: **460,000\***

Median Household Income: **\$65,682\***

Average Hourly Wage+	VAB	USA
All Occupations	\$27.12	\$29.76
Management Analysts	\$47.32	\$50.32
Ship Engineers	\$43.13	\$48.55
Logisticians	\$37.21	\$39.05
Sailors and marine oilers	\$23.44	\$25.65

Median Home Price: **\$415,500\***

Cost of Living: **4% below nat'l avg\***

### VIRGINIA BEACH'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

**High education levels attract and produce a vibrant workforce**

High School Attainment	91.5%
College Attainment	32.1%
Graduate Degrees	12.5%
Top Higher Education	Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, Virginia Wesleyan University, Regent University

### CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Hampton Roads Naval Museum, MacArthur Memorial, Nauticus, Chrysler Museum of Art, Hermitage Museum and Gardens**

Top Theaters: **The NorVa, Virginia State Company at The Wells Theatre, Attucks Theatre**

\*From <https://www.forbes.com/places/va/virginia-beach/>

+From [https://www.bls.gov/regions/mid-atlantic/summary/blssummary\\_virginiabeach.pdf](https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf)

\*From <https://www.travelandleisure.com/virginia-beach-among-best-places-to-live-in-america-2024-8703237>

## MARKET OVERVIEW

# VIRGINIA BEACH OCEANFRONT

### A PREMIER DESTINATION FOR BUSINESS AND LEISURE

The Virginia Beach Oceanfront is a lively destination featuring a three-mile boardwalk lined with restaurants, shops, and live entertainment. Visitors and residents can enjoy wide sandy beaches, scenic ocean views, and a vibrant mix of outdoor activities. With fresh seafood dining, beachfront hotels, and year-round events, the Oceanfront offers a perfect blend of relaxation and excitement.

**USA Today** called Virginia Beach one of the Top 10 booming downtown, recognizing a decades-long housing, retail and financial boom

*USA Today*





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