

**FOR
LEASE**

GREAT LOCATION

Office Space

596 Lynnhaven Parkway | Virginia Beach, VA 23452



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1,770± SF first floor suite available with direct lobby access
- › **Strong healthcare-oriented tenant mix including:** Urology of Virginia, MRI CT Diagnostic, and Chesapeake Regional Medical Group
- › Core Lynnhaven location with strong demographics and steady daily traffic
- › Strong parking capacity
- › **LEASE RATE:** \$22.00/RSF, Full Service

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,382	88,498	229,882
AVERAGE HH INCOME	\$80,122	\$88,538	\$98,156
DAYTIME EMPLOYEES	20,967	50,862	127,725

FOR MORE INFORMATION:

GRESH WALL

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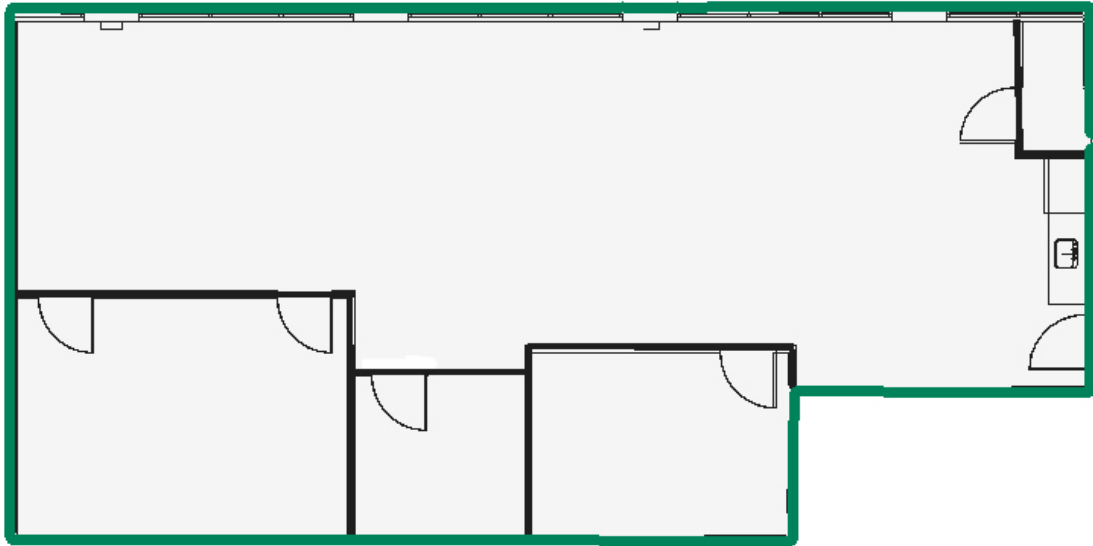
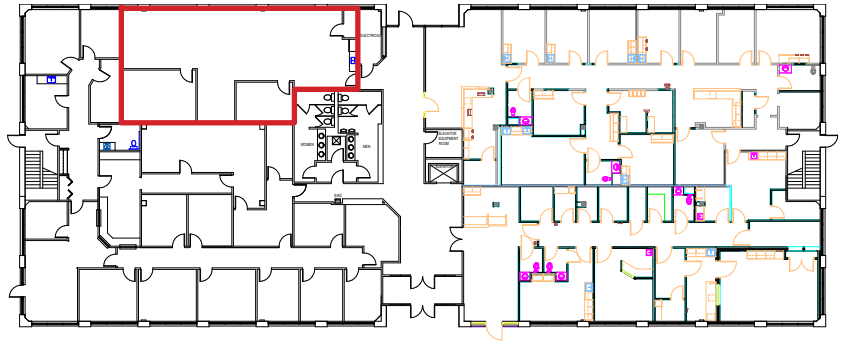
NOAH REYES

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLAN

1,770± SF first floor suite available



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NEPTUNE PARK



ROCKAFELLER'S

Rudee's
Restaurant & Cabana Bar



VIRGINIA BEACH CONVENTION CENTER

Retail & Dining in the Lynnhaven Area



OCEANA BASE



264



EXIT 19

STIHL

Walmart Supercenter

LYNNHAVEN MALL



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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%

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

+From 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>



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**

