



AVAILABLE
Retail Property
3496 & 3500 Holland Rd

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Virginia Beach, Virginia 23452

Property Highlights

- +/- 36,477 Total Building SF
- 5.17 acres | B-2 zoning
- CUP in place for Auto Sales and Auto Service
- Prime Virginia Beach location situated in the Holland-Lynnhaven-Princess Anne Submarkets
- Ample square footage for diverse retail concepts
- Potential Redevelopment Opportunity
- Strong Established Demographics
- 9 miles to Virginia Beach Oceanfront
- 11 miles to Norfolk International Airport (ORF)
- 12 miles to downtown Norfolk

For more information

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OFFERING SUMMARY

Sale Price	FOR SALE - Contact Broker for Pricing
Lot Size	5.17 Acres
Total Building SF	36,477 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	22,222	\$88,388
3 Miles	119,144	\$99,935
5 Miles	263,731	\$109,392

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Center

Virginia E



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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Virginia Beach! This property showcases 36,477 SF of total building area, uniquely zoned B-2, and perfectly suited for diverse retail uses. Strategically located in the thriving Virginia Beach area, this property offers an abundance of potential for a wide range of retail ventures. With its prime zoning and generous square footage, this property is an ideal canvas for crafting a vibrant retail space that stands out in the market. Don't miss the chance to make your mark in this sought-after location!

LOCATION DESCRIPTION

3496 Holland Road

This property is currently an auto dealership with a commercial building. It consists of an auto dealership building approximately 20,092 square feet and is situated at an excellent corner location. The site is zoned B-2, allowing for a variety of commercial uses such as retail, restaurant, or banking. The property currently has a Conditional Use Permit (CUP) for Automotive Sales and Service. The building has a two story lobby/showroom area, Service Intake Area, 12 service bays, parts/storge area, and a secured paved lot.

3500 Holland Road

This property is currently an auto dealership with an existing commercial building. It consists of approximately 16,385 square feet and is situated with multiple access points. The site is zoned B-2 and currently has a Conditional Use Permit (CUP) for Automotive Sales and Service. The building has 22' high ceilings, a lobby/showroom area, Service Intake Area, 10 Service Bays, and a secured paved lot.

Storage Area

There is a separate +/- .75 acre parcel of secured paved lot.

AVAILABLE

Address:	3496 Holland Road Virginia Beach, VA
LOT SIZE:	+/- 2.25 Acres
BUILDING SIZE:	+/- 20,092 SF
ZONING:	B-2 CUP in place for Automotive Service and Sales
Parking:	175+
SUBMARKET:	Holland Road/Princess Anne
CROSS STREETS:	Diana Lee Drive



Property Highlights

- Former auto dealership with sales office and service area
- Highly desirable corner lot
- Multiple full-access points for ingress/egress to site
- Property sits on +/- 2.25 acres consisting of sales/service
- Excellent visibility from Holland Road with 30,000 traffic count
- Large service area with 12 service bays
- Service Intake area
- Parts and inventory storage area
- Pylon signage on Holland Road
- Parking lot lighting across entire property

Property Overview

- Property is located directly off of Holland Road (+/-30,000 VPD), between Rosemount Rd and Lynnhaven Parkway. Corner lot at signalized intersection.
- Property sits among the Holland Road, Princess Anne and Lynnhaven submarkets.
- Strong demographics within a 15-minute drive with 116,000 households, 13,955 businesses, and 157,208 total employees.
- 9 miles to Virginia Beach oceanfront, 11 miles to Norfolk International Airport, and 12 miles to downtown Norfolk.

AVAILABLE

Address:	3500 Holland Road Virginia Beach, VA
LOT SIZE:	+/- 3.0 Acres
BUILDING SIZE:	+/- 16,385 SF
ZONING:	B-2 CUP in place for Automotive Service and Sales
Parking:	154+
SUBMARKET:	Holland Road/Princess Anne
CROSS STREETS:	Diana Lee Drive



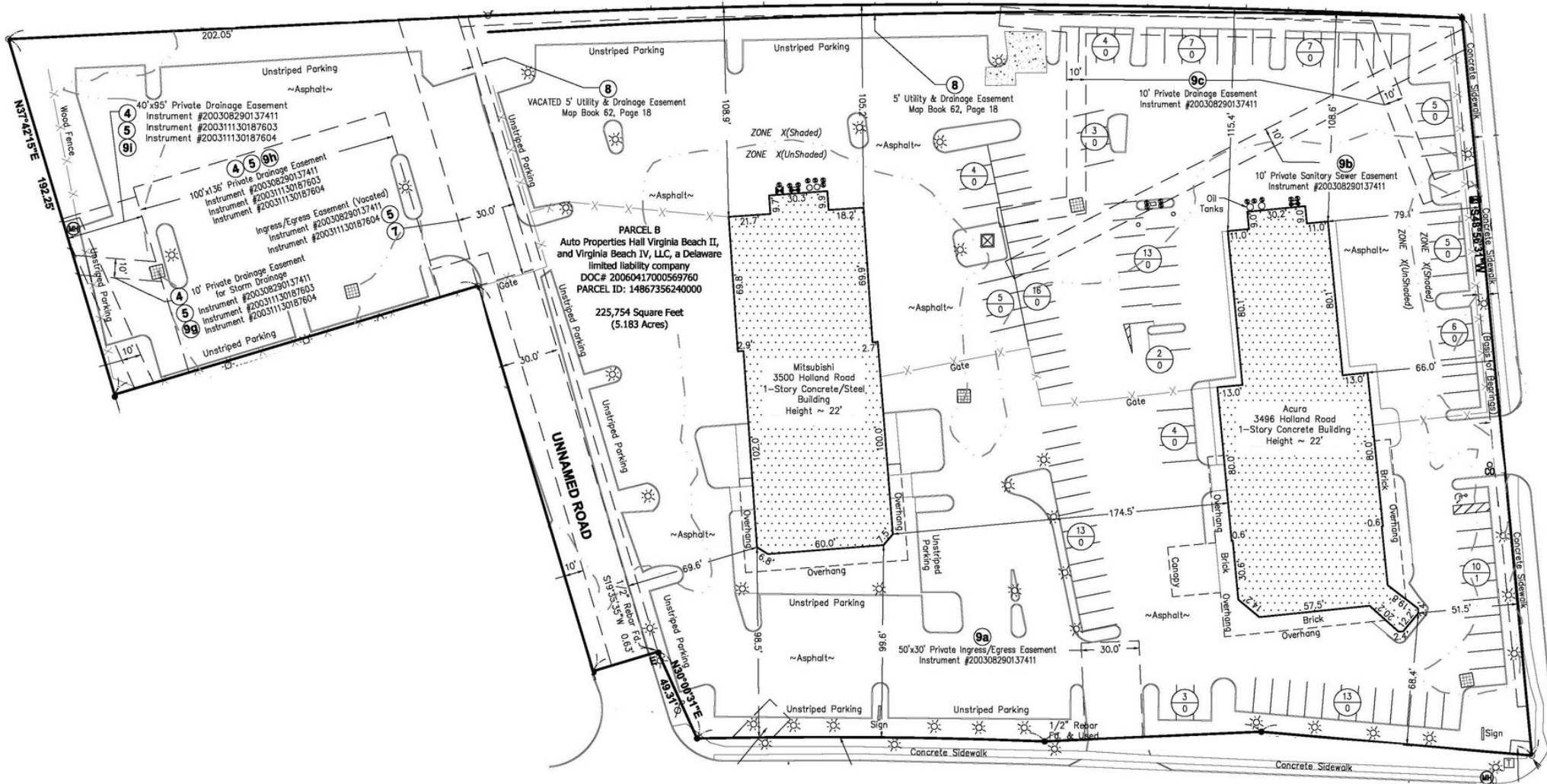
Property Highlights

- Former auto dealership with sales office and service area
- Multiple full-access points for ingress/egress to site
- Property sits on +/- 3.0 acres consisting of sales/service and +/- ¾ acre of paved secured storage.
- Excellent visibility from Holland Road with 30,000 traffic count
- Large service area with 10 service bays
- Pylon signage on Holland Road
- Parking lot lighting across entire property

Property Overview

- Property is located directly on Holland Road (+/-30,000 VPD), between Rosemount Rd and Lynnhaven Parkway.
- Property sits among the Holland Road, Princess Anne and Lynnhaven submarkets.
- Strong demographics within a 15-minute drive with 116,000 households, 13,955 businesses, and 157,208 total employees.
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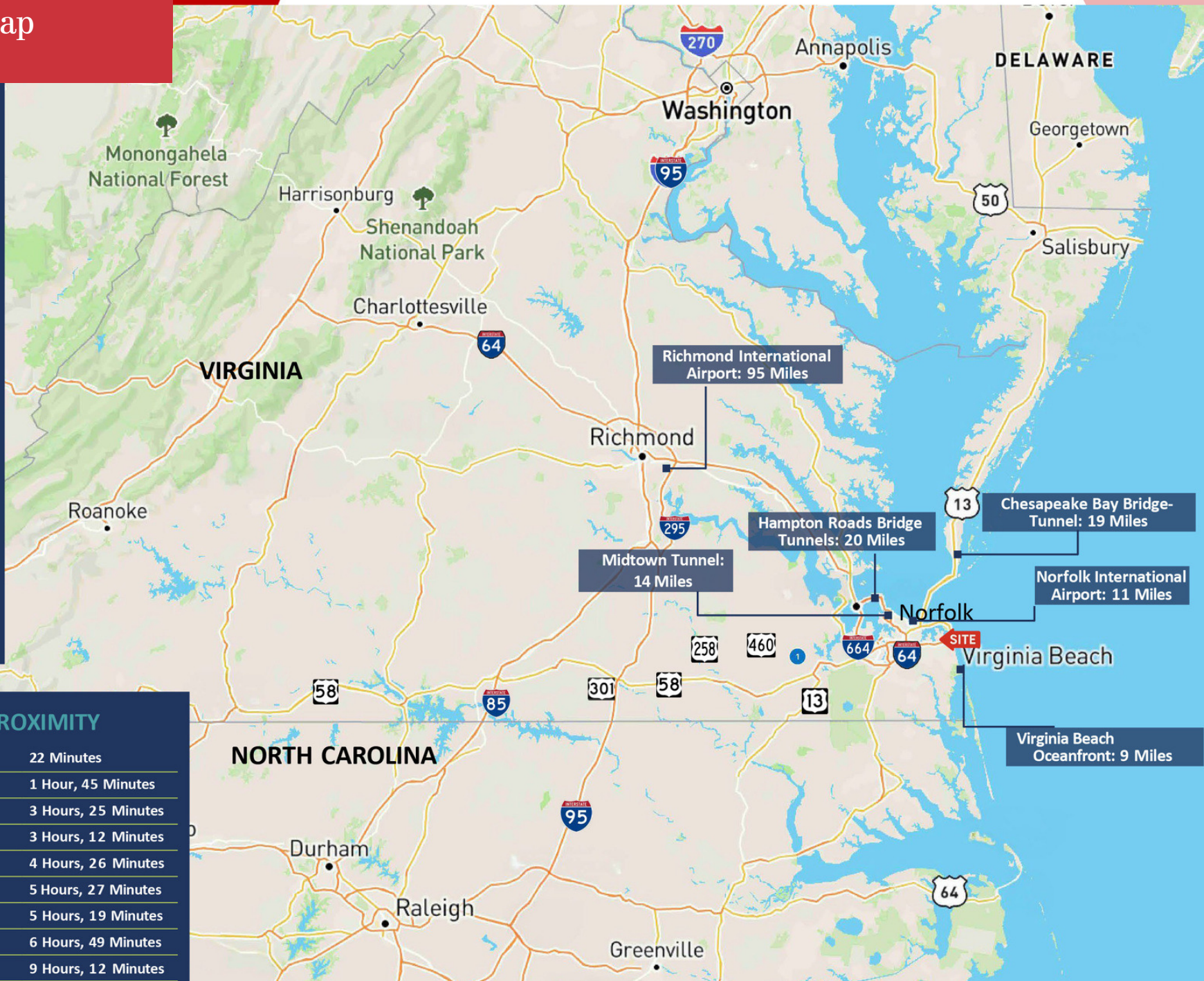
Regional Map

CONNECTIVITY

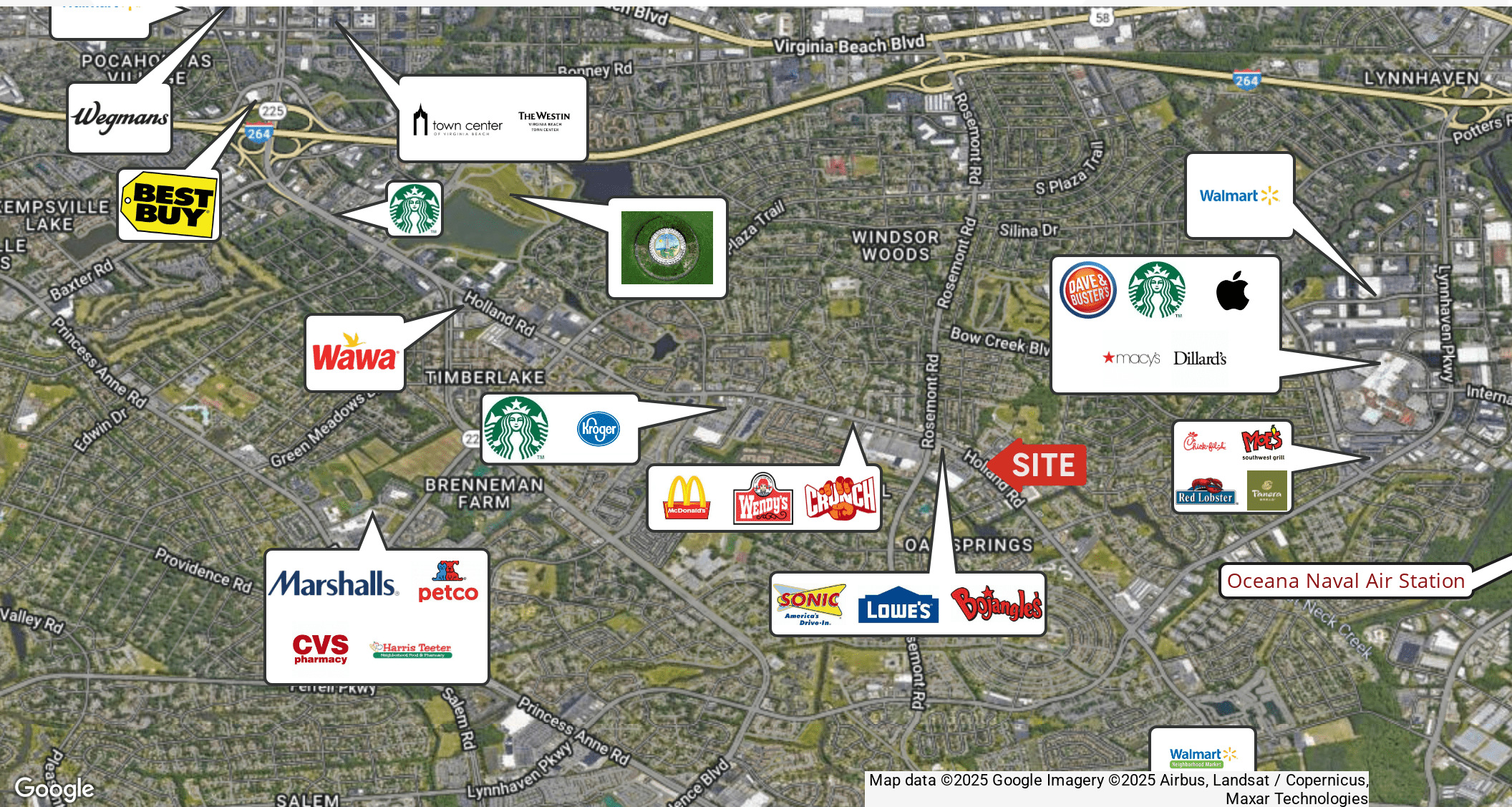
	0.9 Mile
	54 Miles
	9.8 Miles
	24 Miles
	21 Miles
	4 Miles
	107 Miles
	55.3 Miles
	90 Miles
	210 Miles

BUSINESS CENTER PROXIMITY

Norfolk, VA	13.0 Miles	22 Minutes
Richmond, VA	101 Miles	1 Hour, 45 Minutes
Raleigh/Durham, NC	201 Miles	3 Hours, 25 Minutes
Washington, D.C.	203 Miles	3 Hours, 12 Minutes
Baltimore, MD	241 Miles	4 Hours, 26 Minutes
Charlotte, NC	335 Miles	5 Hours, 27 Minutes
Philadelphia, PA	274 Miles	5 Hours, 19 Minutes
New York, NY	361 Miles	6 Hours, 49 Minutes
Atlanta, GA	606 Miles	9 Hours, 12 Minutes

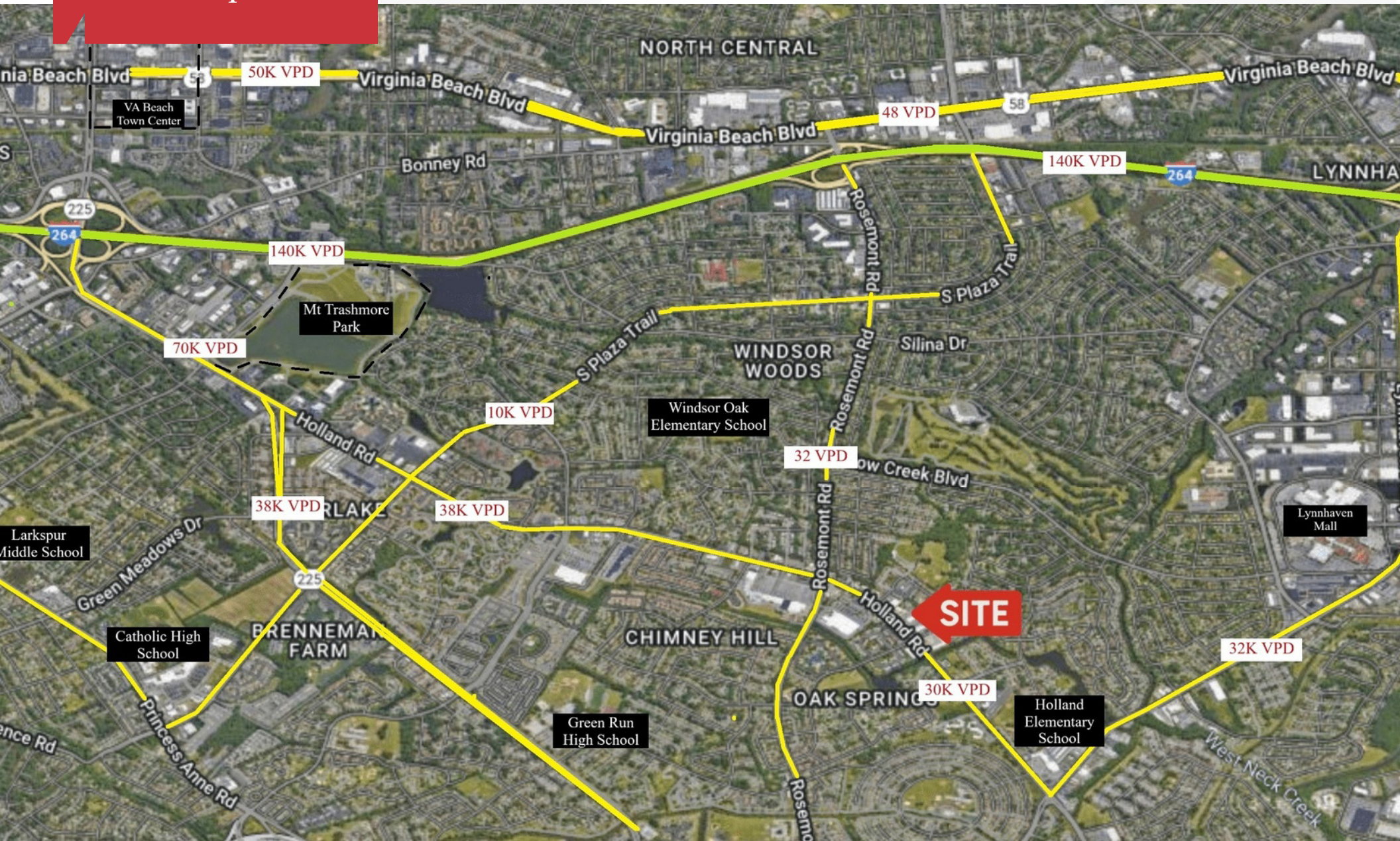


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Maxar Technologies

Traffic Map



Tapestry Profile

3500-3496 Holland Road | Drive time band: 0 - 15 minute radius



116K

Households



37.4 ↓

Median Age

5.9% lower than
United States.



\$88.9K ↑

Median HH Income

8.2% higher than **United States**.



\$390.5K ↑

Median Home Value

5.1% higher than
United States.



4.4

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

C6 Moderate Metros > 13.3K | **11.4%**

C3 Metro Fusion > 11.9K | **10.2%**

L1 Savvy Suburbanites > 11.6K | **10.0%**

H1 Flourishing Families > 10.6K | **9.2%**

K5 Dreambelt > 10.2K | **8.8%**

Other 58.6K | **50.4%**

Moderate Metros accounts for 11.4% of households in the area which is **9.1% higher** than the U.S.

KEY FACTS

295,360

Population



116,240

Households

37.4

Median Age

\$70,762

Median Disposable Income

BUSINESS



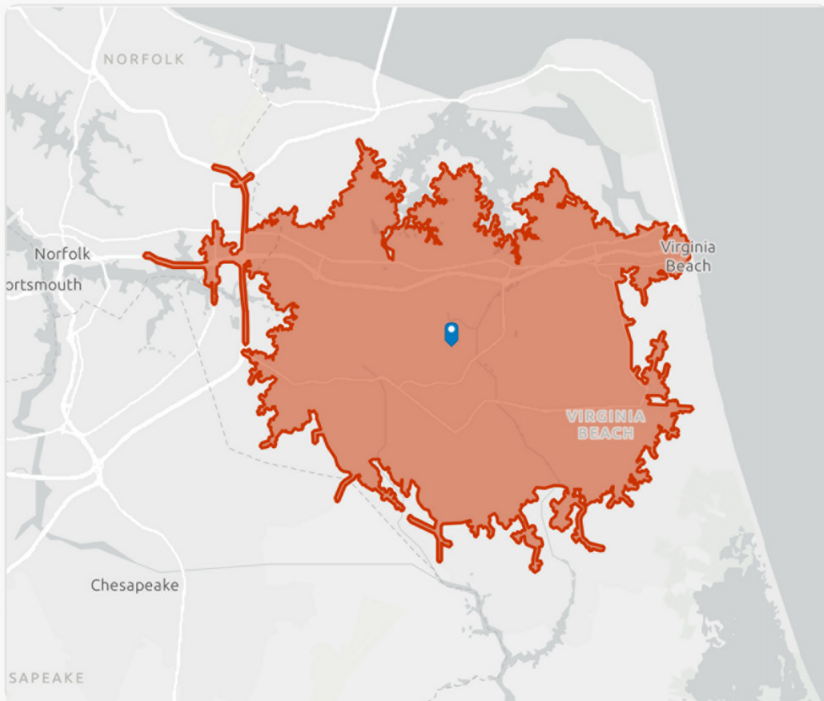
13,955

Total Businesses



157,208

Total Employees



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri