



RETAIL PROPERTY FOR LEASE

BLOCK 12 AT TOWN CENTER

4621 COLUMBUS STREET, VIRGINIA BEACH, VA 23462



BLOCK 12 AT TOWN CENTER

4621 COLUMBUS STREET, VIRGINIA BEACH, VA 23462

TOWN CENTER OVERVIEW



TOWN CENTER SUMMARY

Overall Size:	Approx. 36 Acres
Retail:	Approx. 450,000 Square Feet
Office:	Approx. 1,000,000 Square Feet
Entertainment:	Approx. 162,000 Square Feet
Hotels:	236-Key Westin 176-Key Hilton
Residential:	934 Upscale Units

AVAILABLE SPACES

SF

Second Floor	37,000SF
First Floor	47,000SF (Divisible)

OVERVIEW

Town Center features a large daytime population, 934 residences, The Westin and Hilton hotels, Sandler Center - a 1,300 seat performing arts theater and 450,000 square feet of leased retail space. If that's not enough, Town Center is located just 11 miles from the Virginia Beach Oceanfront and Norfolk, placing it at the very center of business and shopping in our market.

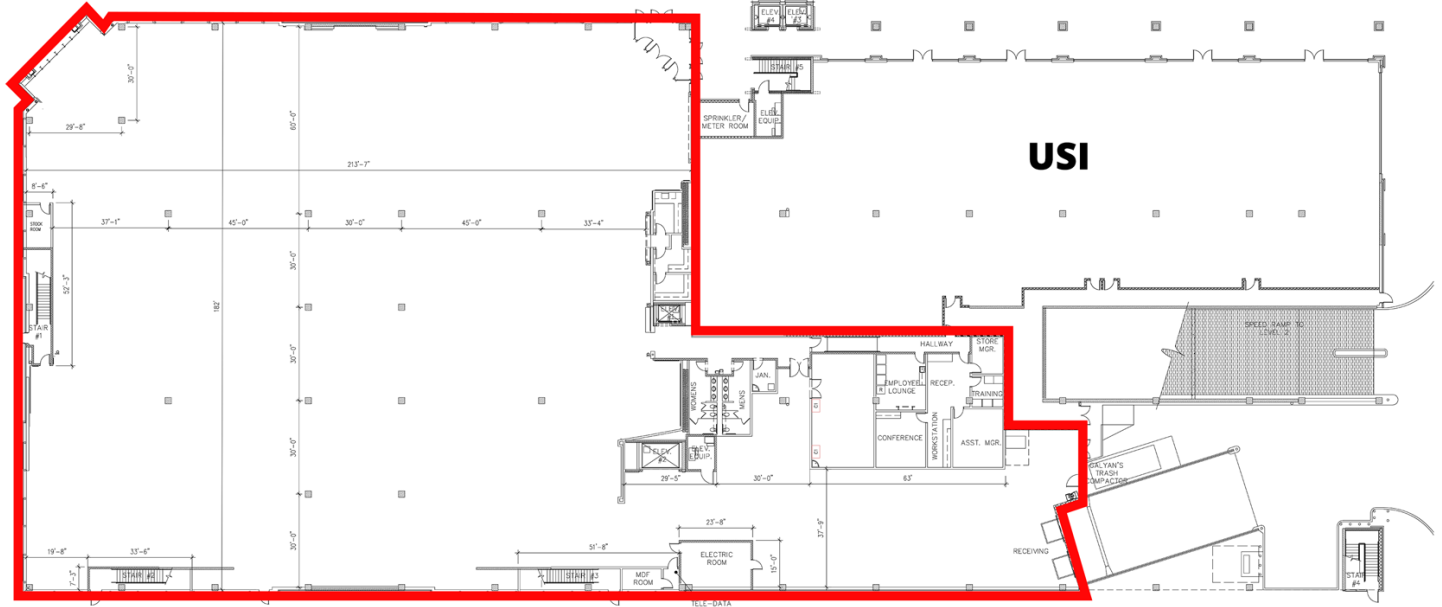
PROPERTY HIGHLIGHTS

- Approximately 6,000 on-site daytime employees/students and 27,000 workers within a mile of Town Center.
- Centrally located in the second largest MSA in Virginia, Hampton Roads - with a population of almost 2 million.
- 13 million tourists visit Virginia Beach annually.
- The Sandler Center performing arts theater bring over 67,000 patrons to Town Center annually.

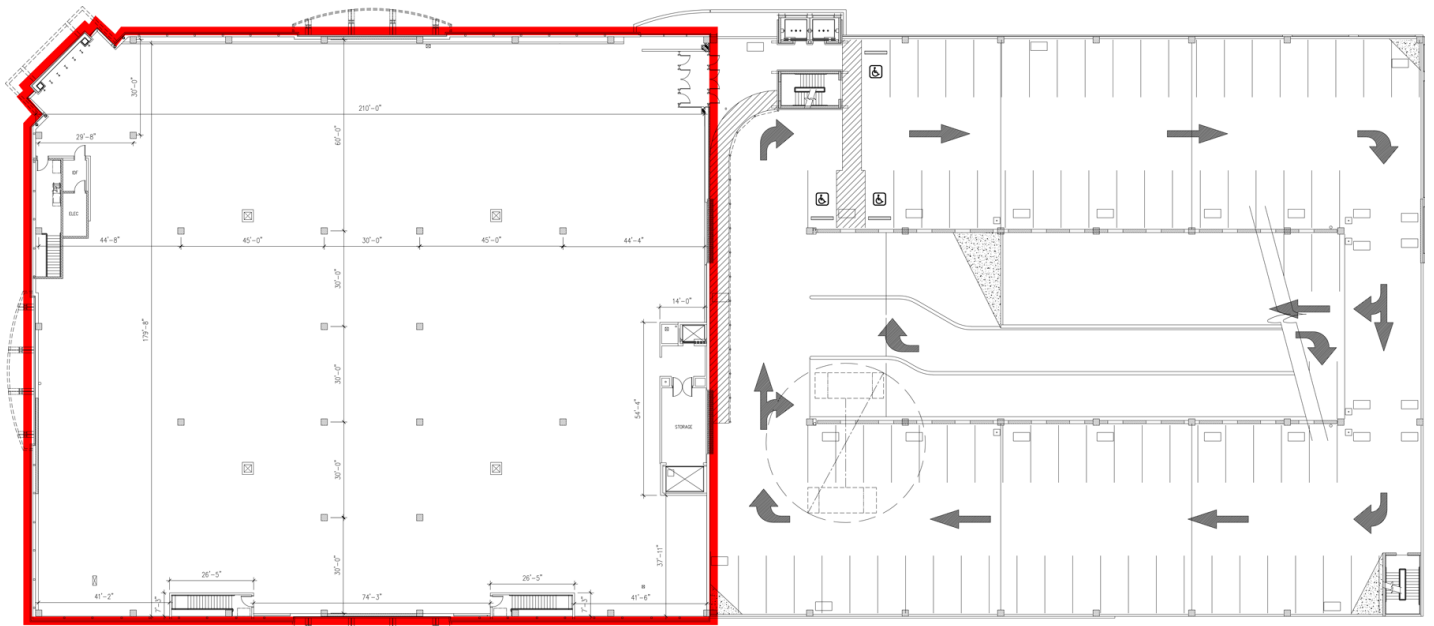
BLOCK 12 AT TOWN CENTER

4621 COLUMBUS STREET, VIRGINIA BEACH, VA 23462

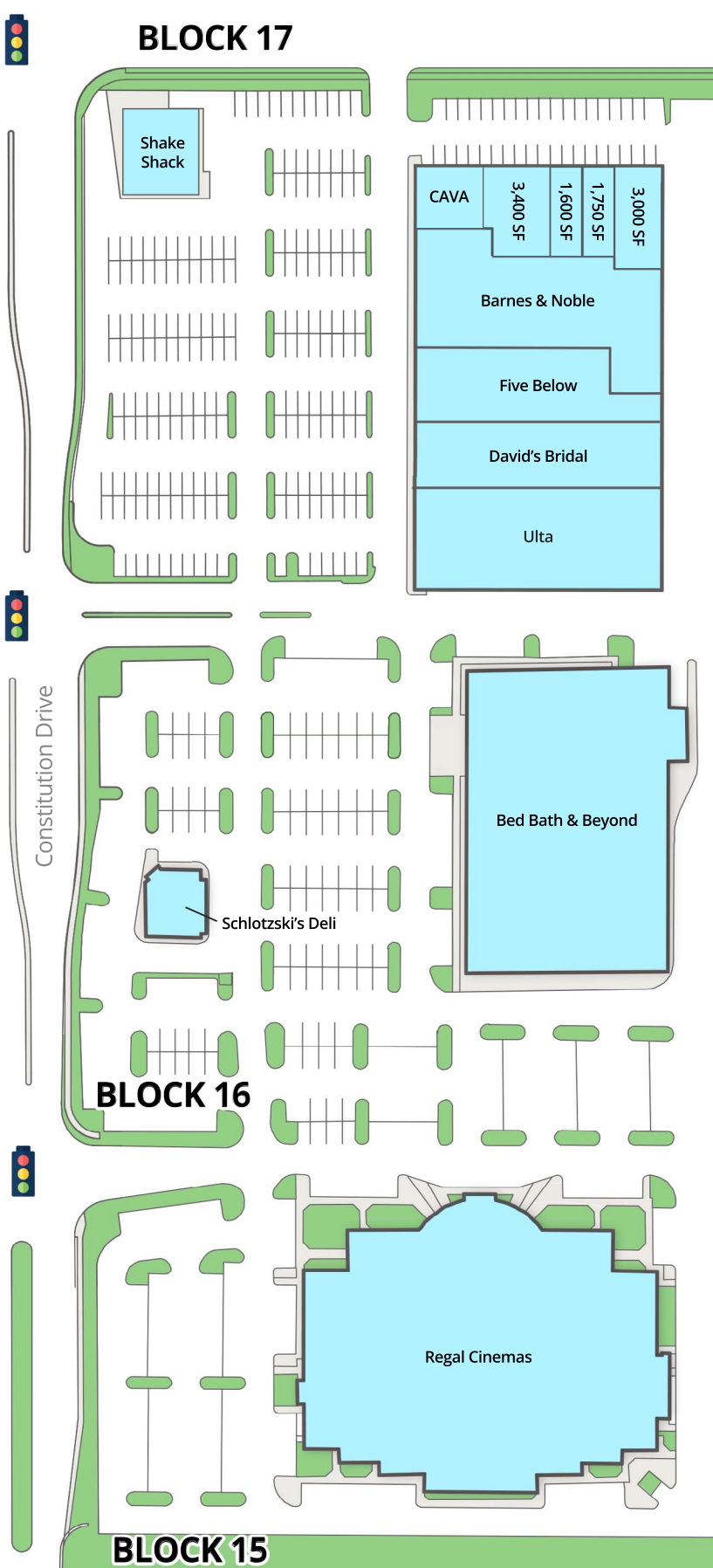
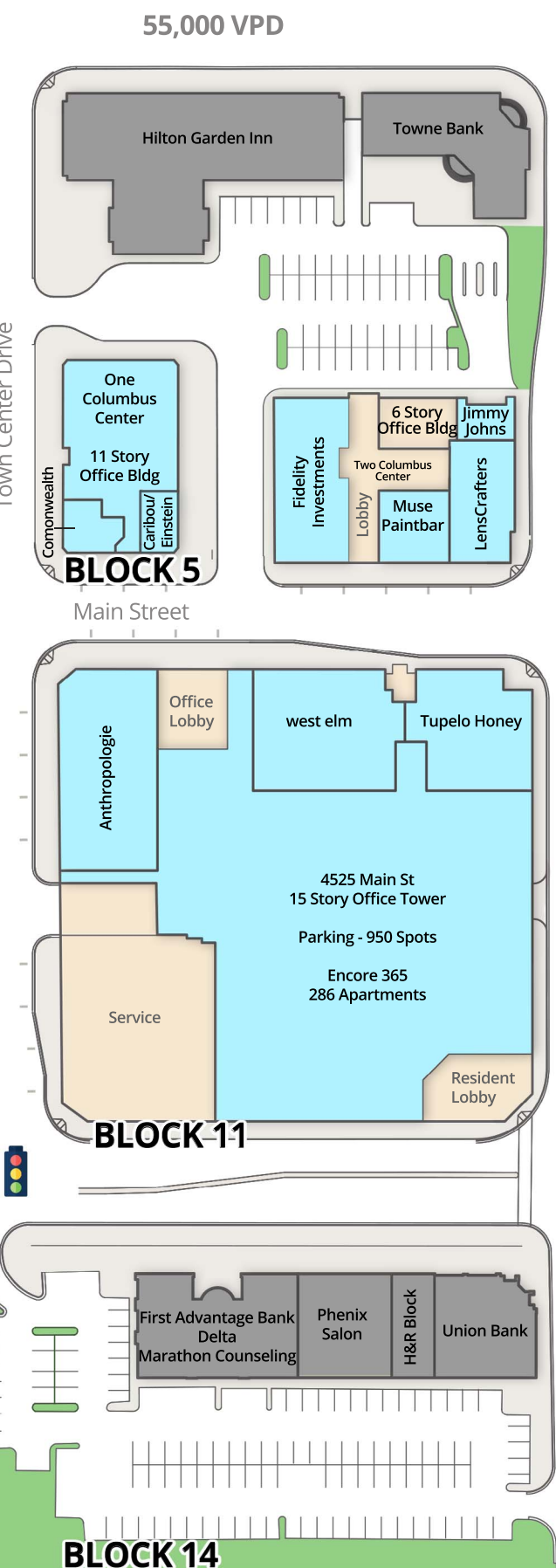
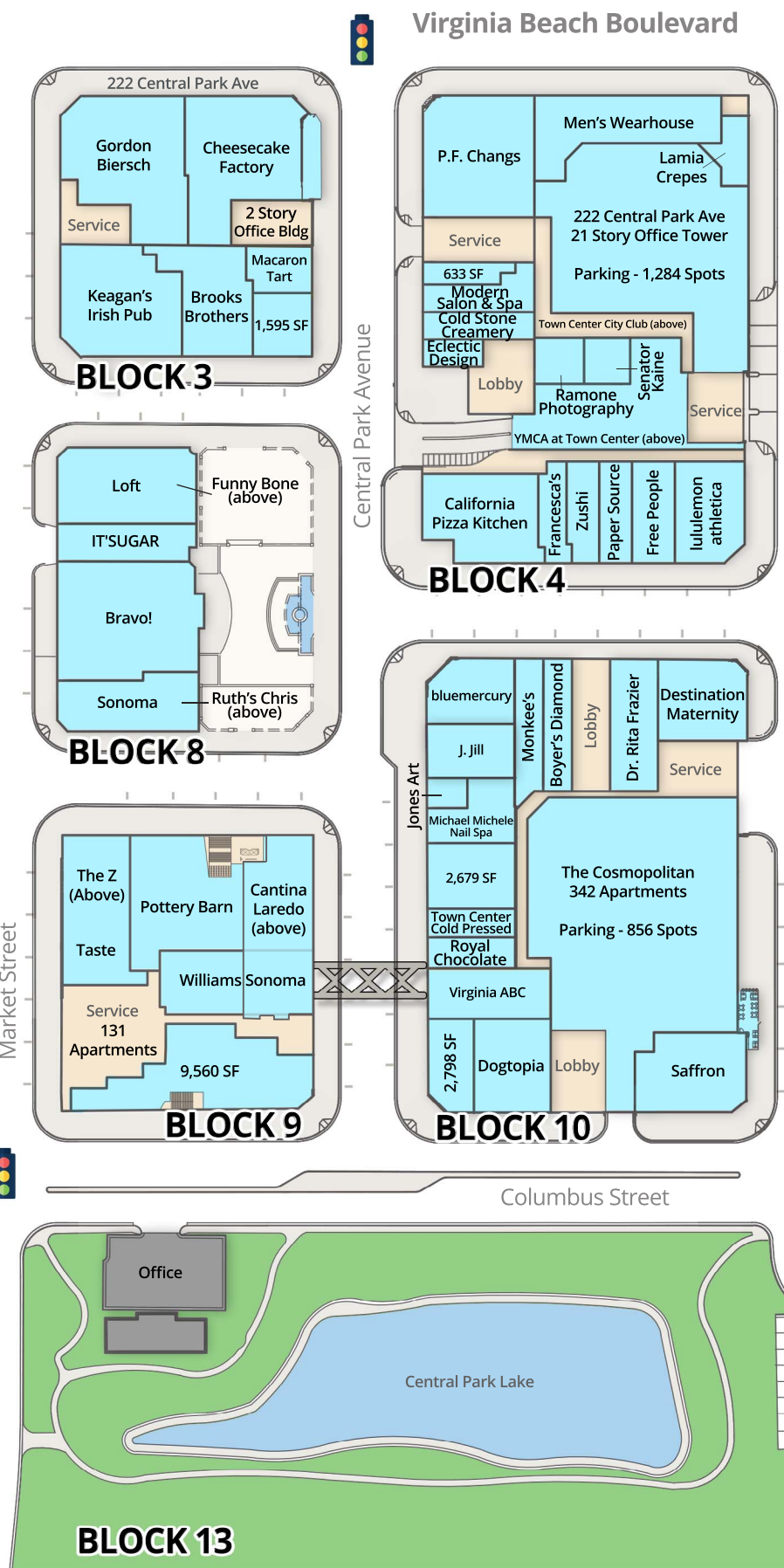
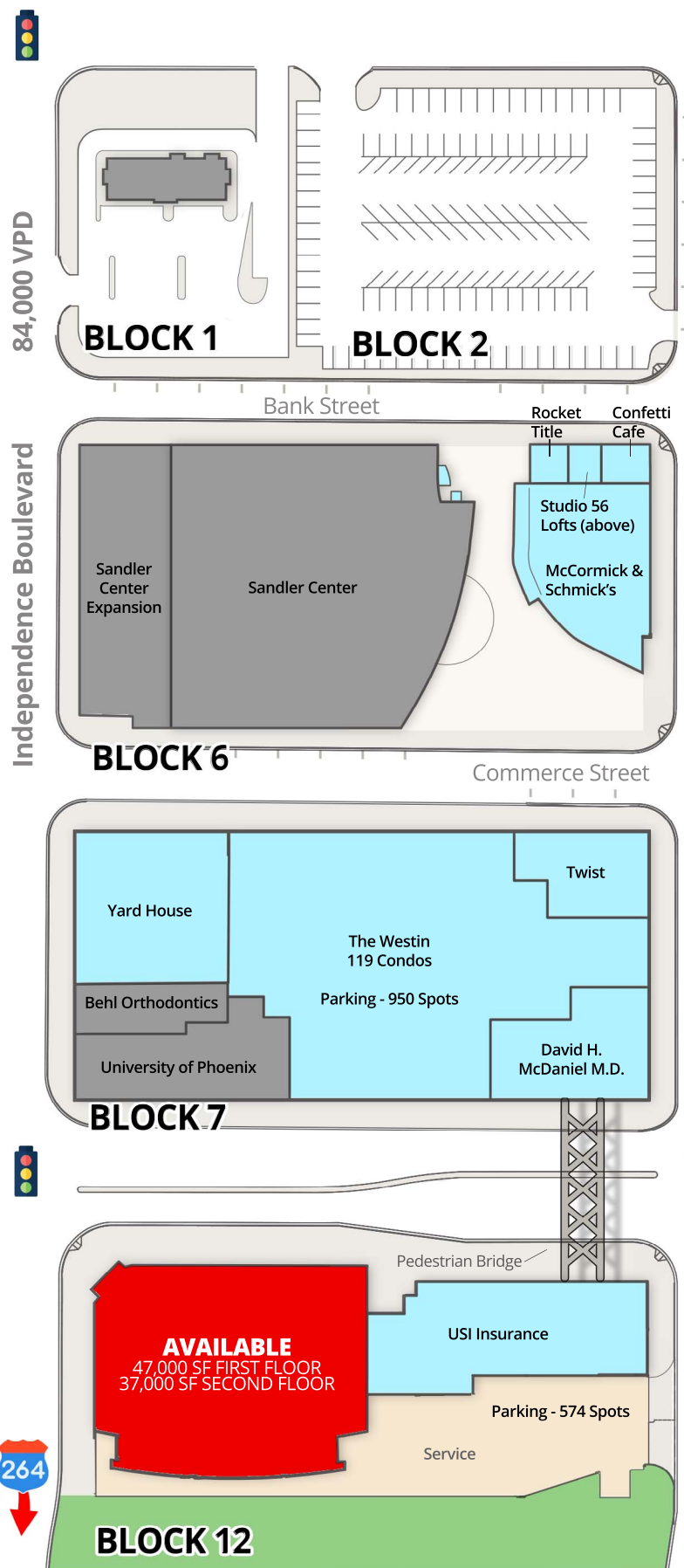
FLOOR PLANS



1 FIRST FLOOR
47,000 SF



2 SECOND FLOOR
37,000 SF



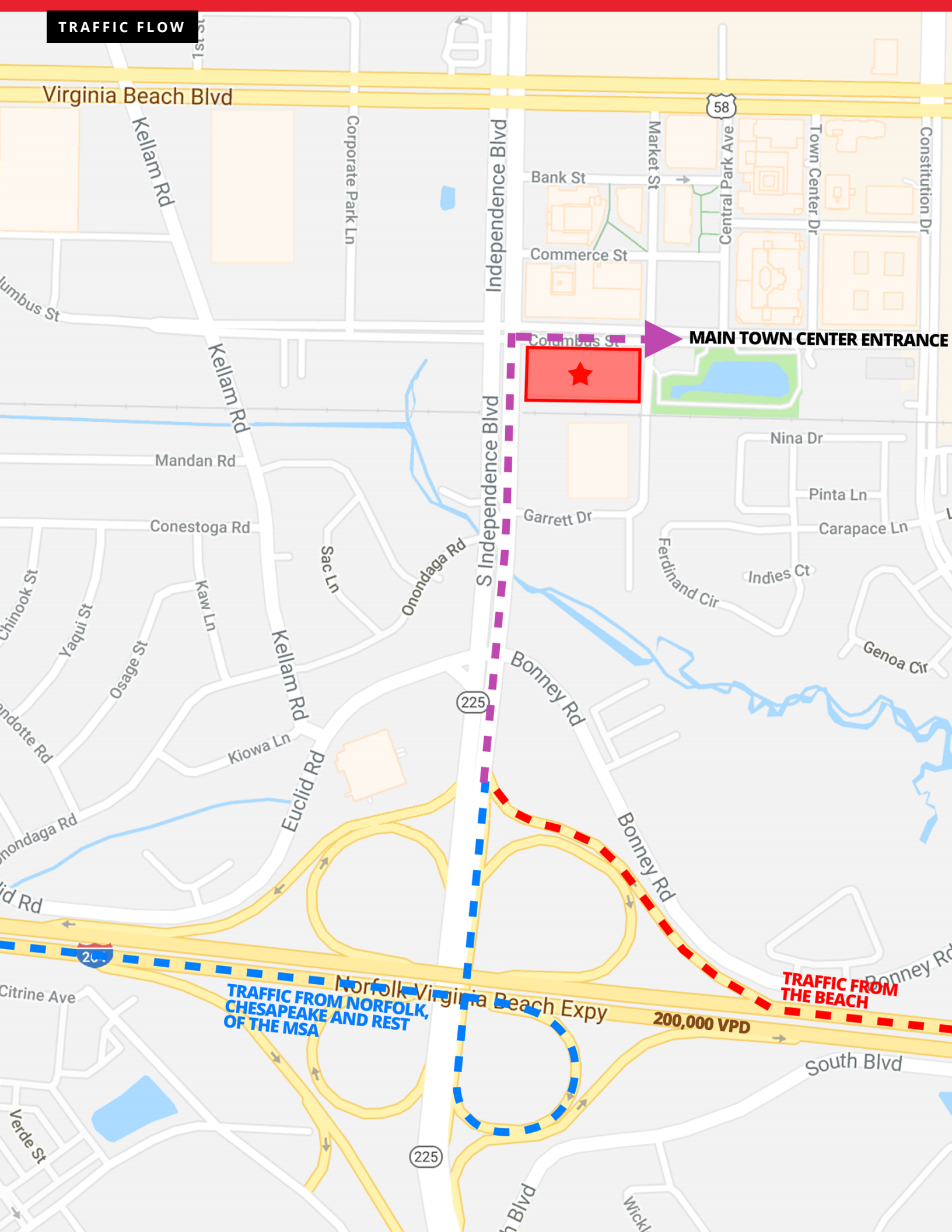
Town Center Leasing Plan

N

TOWN CENTER
 BLOCK 12
 NOT OWNED BY AH PROPERTIES



TRAFFIC FLOW



Virginia Beach Blvd

58

MAIN TOWN CENTER ENTRANCE

**TRAFFIC FROM NORFOLK,
CHESAPEAKE AND REST
OF THE MSA**

**TRAFFIC FROM
THE BEACH**

225

200,000 VPD

LOCAL AREA



SITE

Town Center of Virginia Beach

RUTH'S CHRIS STEAK HOUSE | ANN TAYLOR | **LOFT** | Gordon Biersch BREWING COMPANY | Yard House

destination maternity the maternity superstore | MccORMICK & SCHMICK'S SEAFOOD & STEAKS | Brooks Brothers | Cheesecake Factory

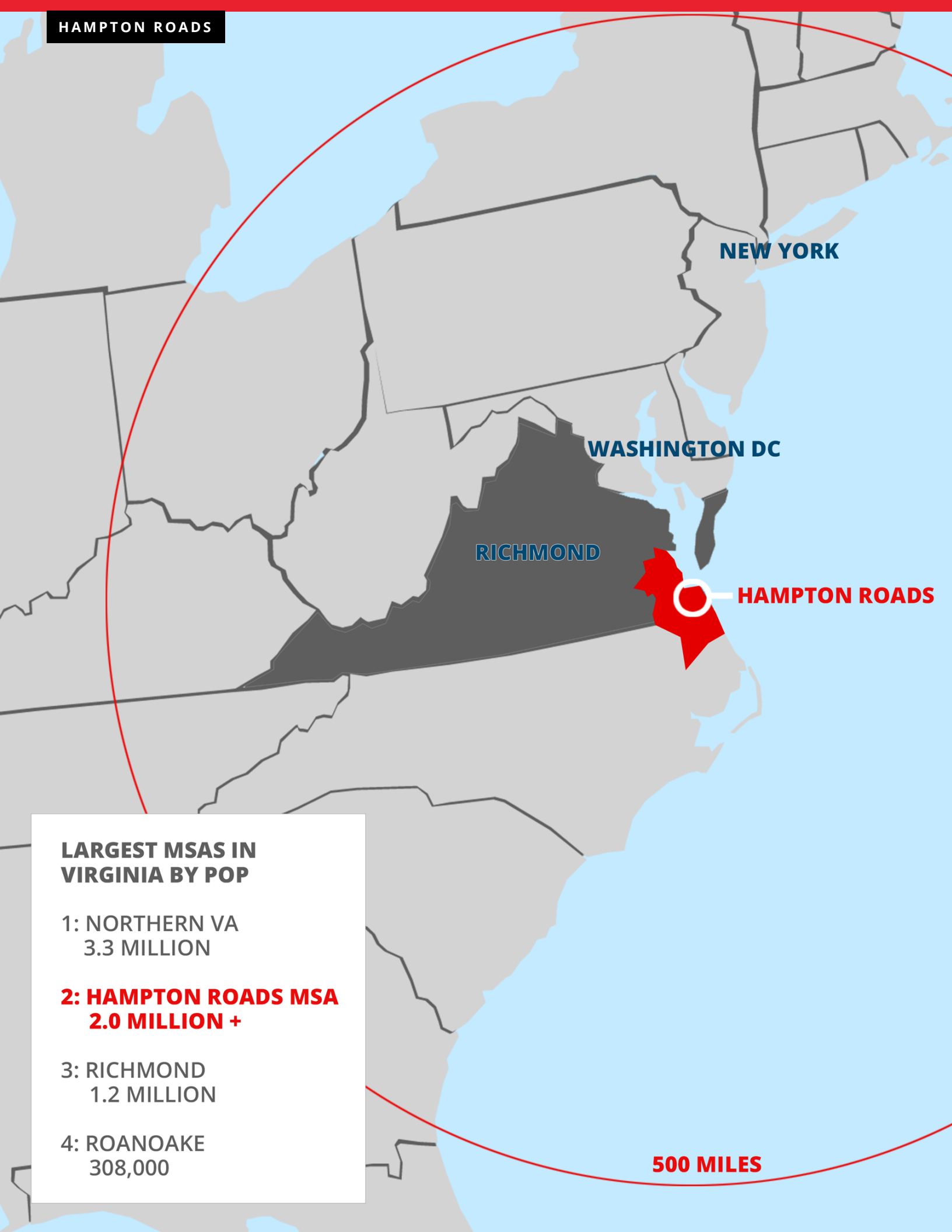
lululemon | athletica | west elm | Free People

ANTHROPOLOGIE | PAPER SOURCE | PF. CHANG'S

Cantina LAREDO | POTTERY BARN | WILLIAMS SONOMA

bluemercury makeup • skincare • spa | Monkee's | dogtopia

BEST BUY



LARGEST MSAS IN VIRGINIA BY POP

1: NORTHERN VA
3.3 MILLION

**2: HAMPTON ROADS MSA
2.0 MILLION +**

3: RICHMOND
1.2 MILLION

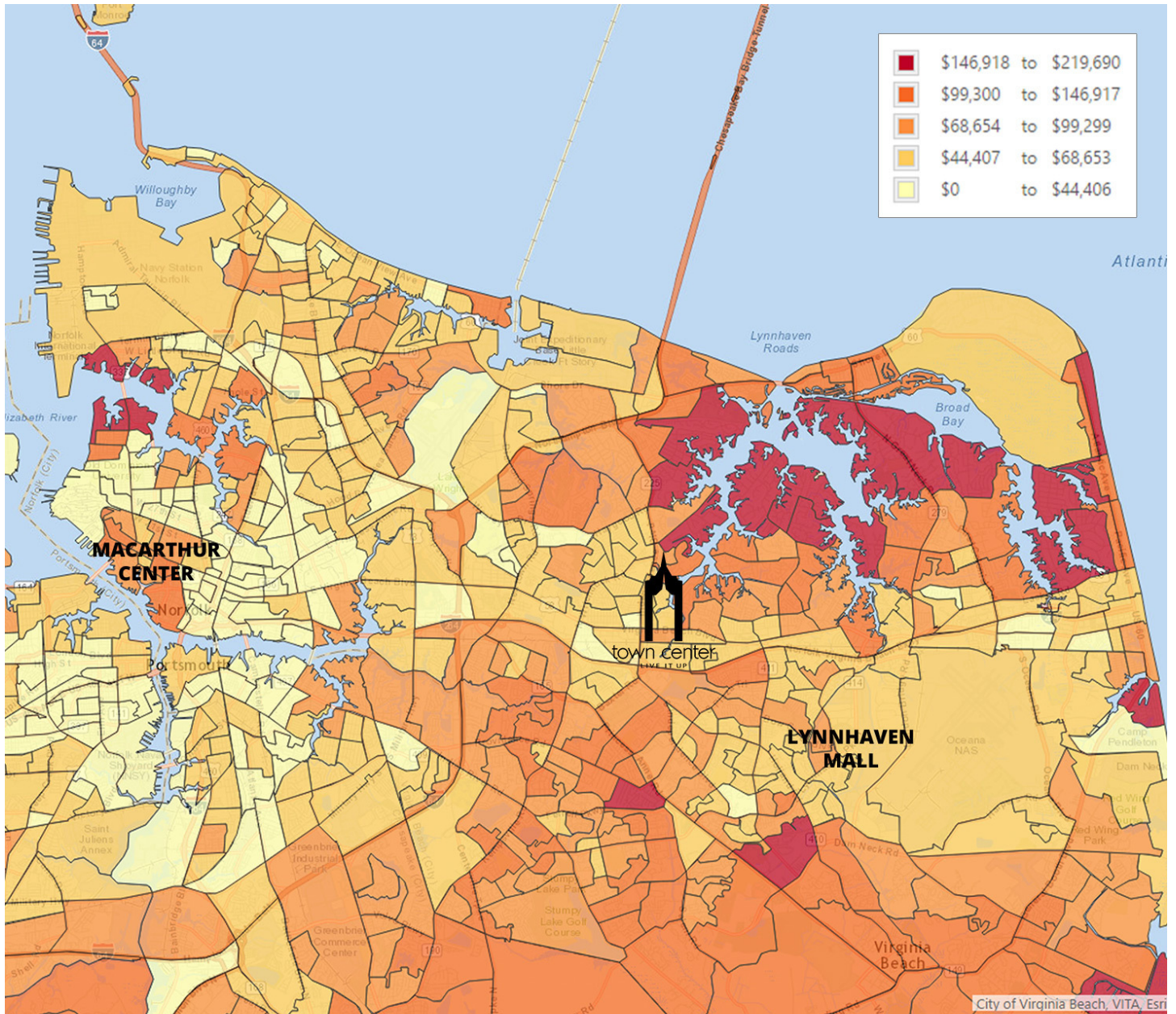
4: ROANOAKE
308,000

500 MILES

BLOCK 12 AT TOWN CENTER

4621 COLUMBUS STREET, VIRGINIA BEACH, VA 23462

INCOME CENTERS



Perfectly positioned near high income population centers.

Town Center's central location is close to the highest income areas of Hampton Roads, attracting many upscale retailers looking for a single location to accommodate their specialty concept. The same attributes appeal to office tenants looking for a central location to service the market and to accommodate their business.

BLOCK 12 AT TOWN CENTER

4621 COLUMBUS STREET, VIRGINIA BEACH, VA 23462

TOWN CENTER TENANTS



Town Center Retailers

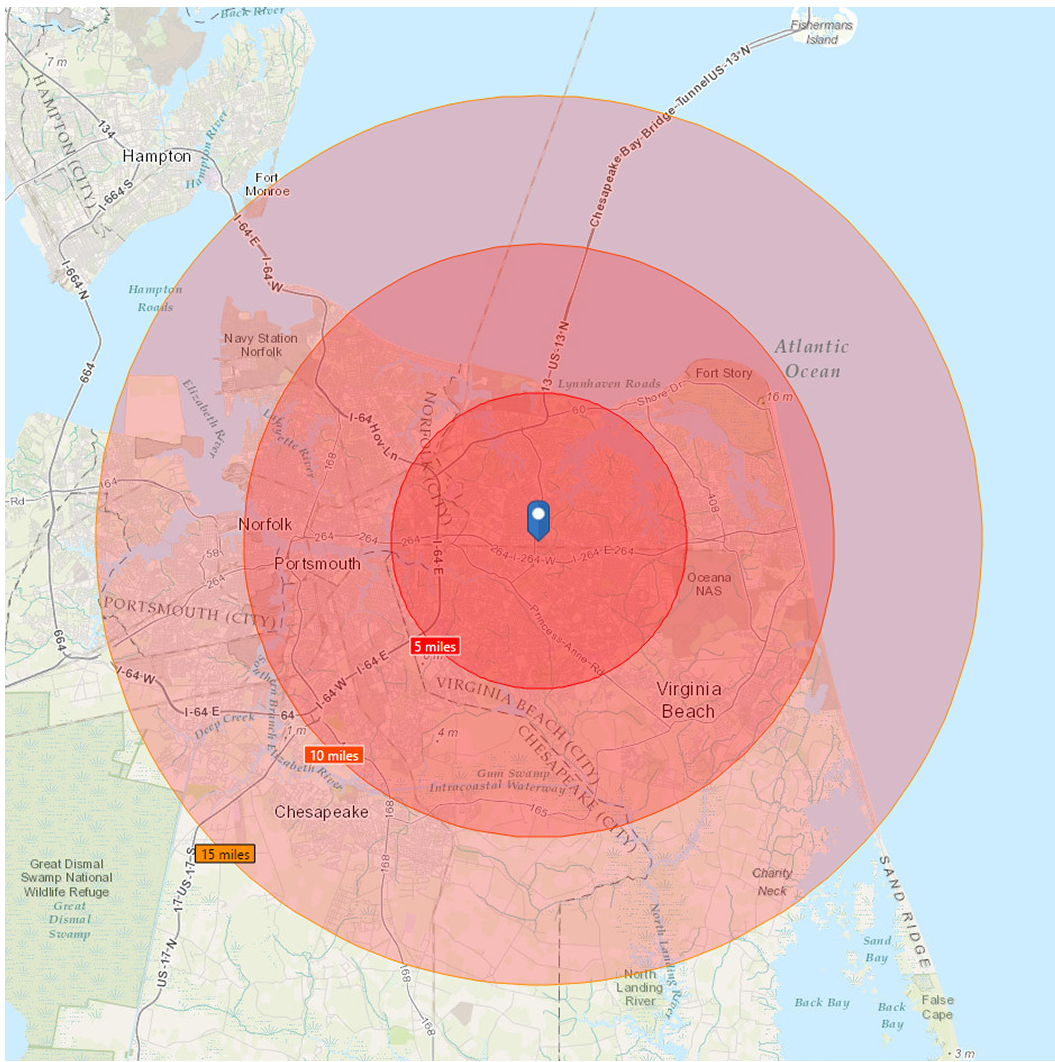


Town Center Restaurants



Other Surrounding Retailers





Gerald Divaris
 Chairman / CEO
 757.497.2113
 Gdivaris@divaris.com

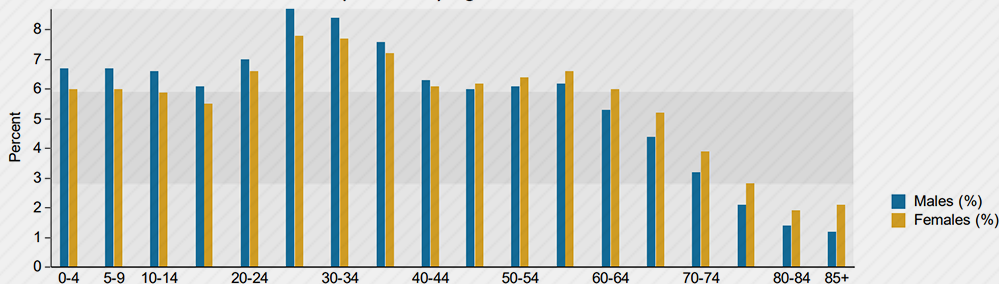
Sezin Cortinas
 Senior Vice President
 757.497.2113
 Scortinas@divaris.com

Erica Rorrer
 Senior Vice President ,
 Associate Broker
 757.333.4388
 Erorrer@divaris.com

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Population	300,963	757,554	1,005,384
Households	114,240	291,138	371,949
Families	77,989	189,114	246,675
Average Household Size	2.61	2.54	2.57
Median Age	36.5	36.0	34.7
Median Household Income	\$63,863	\$60,365	\$61,249
Average Household Income	\$81,627	\$79,975	\$80,798

2018 Population by Age and Sex



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.