

**FOR  
LEASE**



**HAYGOOD SHOPPING CENTER**



**PROPERTY OVERVIEW**

Haygood Shopping Center is a 177,892 sf Harris Teeter and Marshall's anchored community center strategically located on heavily trafficked Independence Boulevard (50,000 VPD) in the dense Pembroke submarket of Virginia Beach. Haygood is the dominant grocery anchored shopping center in the market and home to over 30 retailers providing a complimentary flow of customer traffic served by two signalized intersections and three access points.

**PROPERTY HIGHLIGHTS**

- 3,520 SF 2nd Gen Restaurant Space Available
- Up To 8,820 sf Available in Outparcel Shops
- Home to national retailers including Chick Fil A, Marshall's, Rite Aid, and Dollar Tree

**DEMOGRAPHICS**

	1 MILE	2 MILES	3 MILES
<b>Households:</b>	4,735	15,788	39,705
<b>Population:</b>	11,465	38,858	98,067
<b>Avg HH Income:</b>	\$81,406	\$84,696	\$79,623

**AVAILABLE SPACES**

<b>Medical</b>	882 SF
<b>Wireless Provider</b>	1,750 SF
<b>Office</b>	1,520 SF
<b>Sushi/Steakhouse</b>	3,520 SF
<b>Dry Cleaner</b>	960 SF
<b>Salon</b>	2,030 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

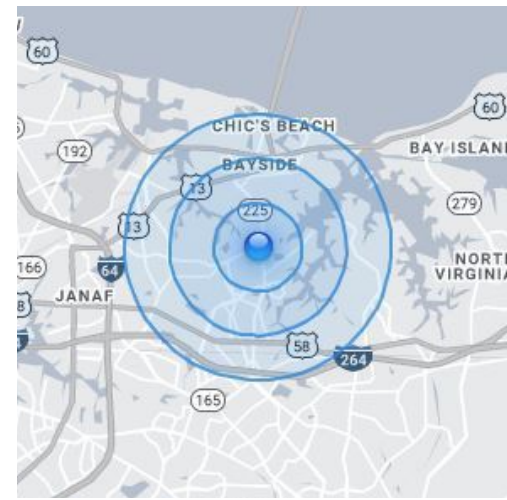
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1021 Banfield Pet Hospital	2,520 SF	1063 Gamestop	1,974 SF	4601 Hair Connection	1,200 SF
1025 China King	1,593 SF	1065 Clean Eatz	2,500 SF	4605 Dentist	2,419 SF
1027 LabCorp	1,004 SF	1067 VA ABCStore	5,500 SF	4611 AVAILABLE	882 SF
1031 AVAILABLE	1,520 SF	1069 Harris Teeter	54,000 SF	4611 Laundry	1,560 SF
1033 AVAILABLE	3,520 SF	1021 Marshalls	30,023 SF	4503 Plaza Azteca	3,180 SF
1037 AVAILABLE	1,750 SF	1075 Rite Aid	11,280 SF	4505 Papa Johns	2,016 SF
1039 AVAILABLE	2,000 SF	1077 Tae Kwon Do	4,370 SF	4507 Hair Cuttery	1,230 SF
1043 The Nail Place	1,260 SF	1079 Anytime Fitness	3,375 SF	4509 Insurance Doctor	1,230 SF
1045 Cricket Wireless	980 SF	1081 Ficarra Jewelers	869 SF	4511 AVAILABLE	960 SF
1047 Noodle Man	1,540 SF	1083 UPS Store	1,392 SF	4515 Tropical Smoothie	1,500 SF
1049 Kelly's Tavern	6,057 SF	1085 Great Clips	1,258 SF		
1059 Dollar Tree	10,765 SF	1087 GNC	1,607 SF		



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