

OUTPARCEL AVAILABLE

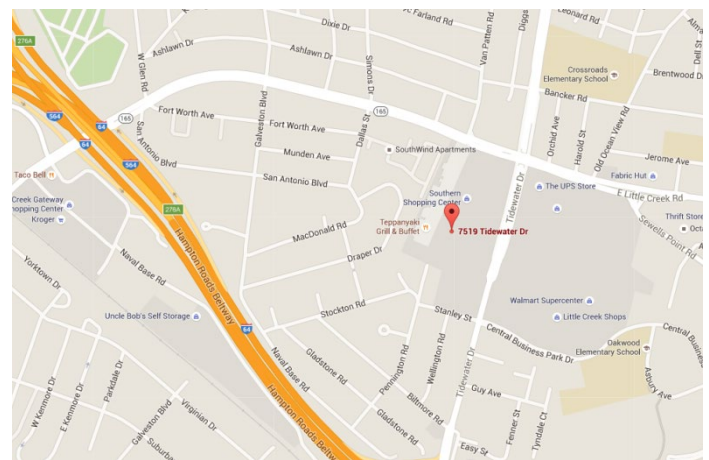


Property Features

- Corner of Tidewater Drive & Little Creek Road
- Outparcel available for ground lease or build-to-suit
- Units from 1,330 SF to 11,642 SF contiguous available fully equipped restaurant space
- Anchors include Food Lion (35,550 SF) and Gordmans (30,098 SF)
- \$8M renovation and redesign of the center completed in December 2012
- 50,000 VPD at the intersection of Tidewater Drive and Little Creek Road

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,708	118,785	227,867
Estimated .H.H. Income	\$43,548	\$54,243	\$53,009



For more information, contact:

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The Town Center of Virginia Beach
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 Virginia Beach, VA 23462
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RETAIL FOR LEASE
Southern Shopping Center

7519 Tidewater Drive, Norfolk, VA



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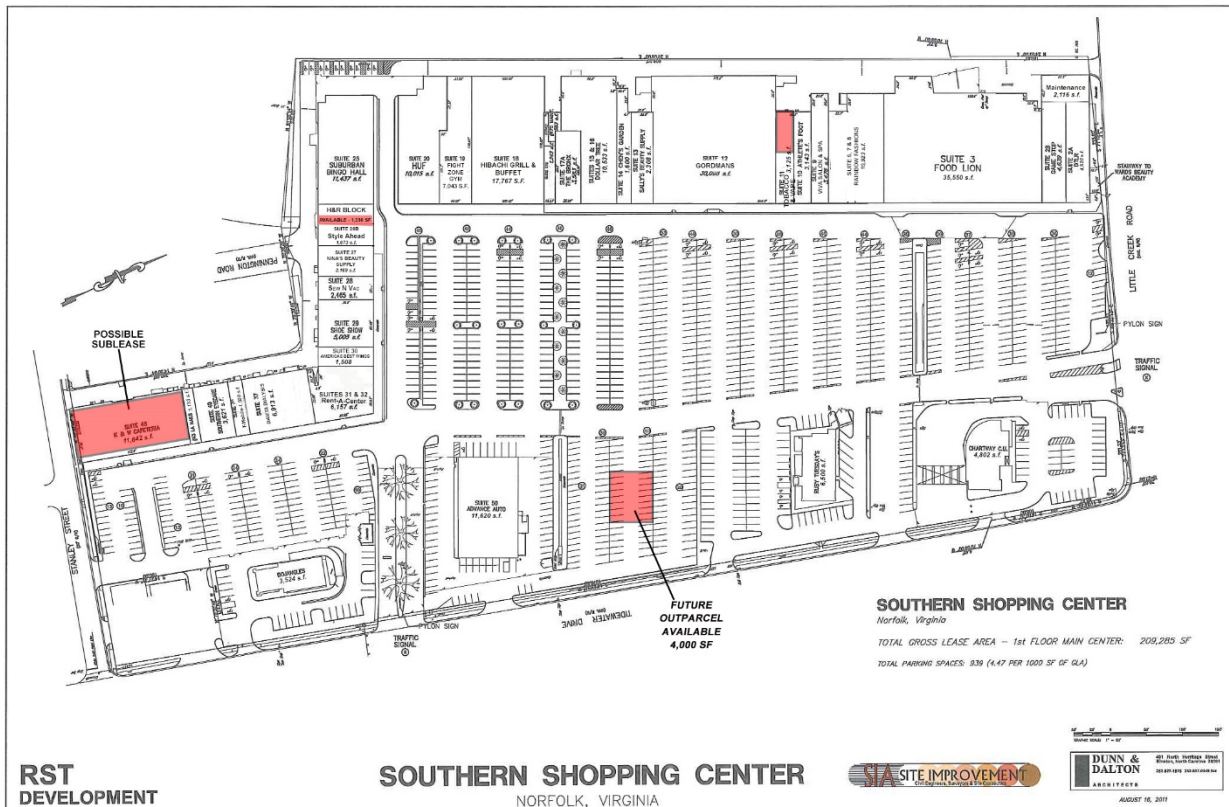
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TENANT ROSTER
POST REDESIGN & RENOVATION

Unit #	Tenant	Square Feet
1	Maintenance Office	2,116
2A	DTLR	4,920
2B	Game Stop	4,357
3	Food Lion	35,550
6, 7 & 8	Rainbow Fashions	10,923
9	Viva Salon & Spa	3,476
10	Athlete's Foot	3,143
11	Tobacco & Vape	1,530
11B	Back Space – Available	1,595
12	Gordmans	30,098
13	Sally Beauty Supply	2,308
14	Chen's Garden	1,600
15 & 16	Dollar Tree	10,533
17A	The Bronx	3,583
17B	Transformations	1,243
18	Hibachi Grill and Buffet	17,767
19	Fight Zone	7,043
20	HUF Center	10,015
25	Suburban Hall	11,437
26A-1	H&R Block	1,330
26A-2	Available	1,330
26B	Style Ahead	1,673
27	Nina's Beauty Supply	3,169
28	Sew N Vac	2,465
29	Shoe Department	5,005
30	Americas Best Wings	1,508
31 & 32	Rent-A-Center	6,157
33-37	DaVita Dialysis	6,913
39	T-Mobile	1,500
40	Southern Eyecare	3,621
43	La Nails	1,133
48	K&W Cafeteria – Possible Sublease	11,642
50	Advanced Auto	11,620
Outparcel 1	Chartway Federal Credit Union	4,802
Outparcel 2	Ruby Tuesday	6,500
Outparcel 3	Available	4,000
Outparcel 4	Bojangles	3,524
Southern Office Building	Wards Corner Beauty Academy	10,814

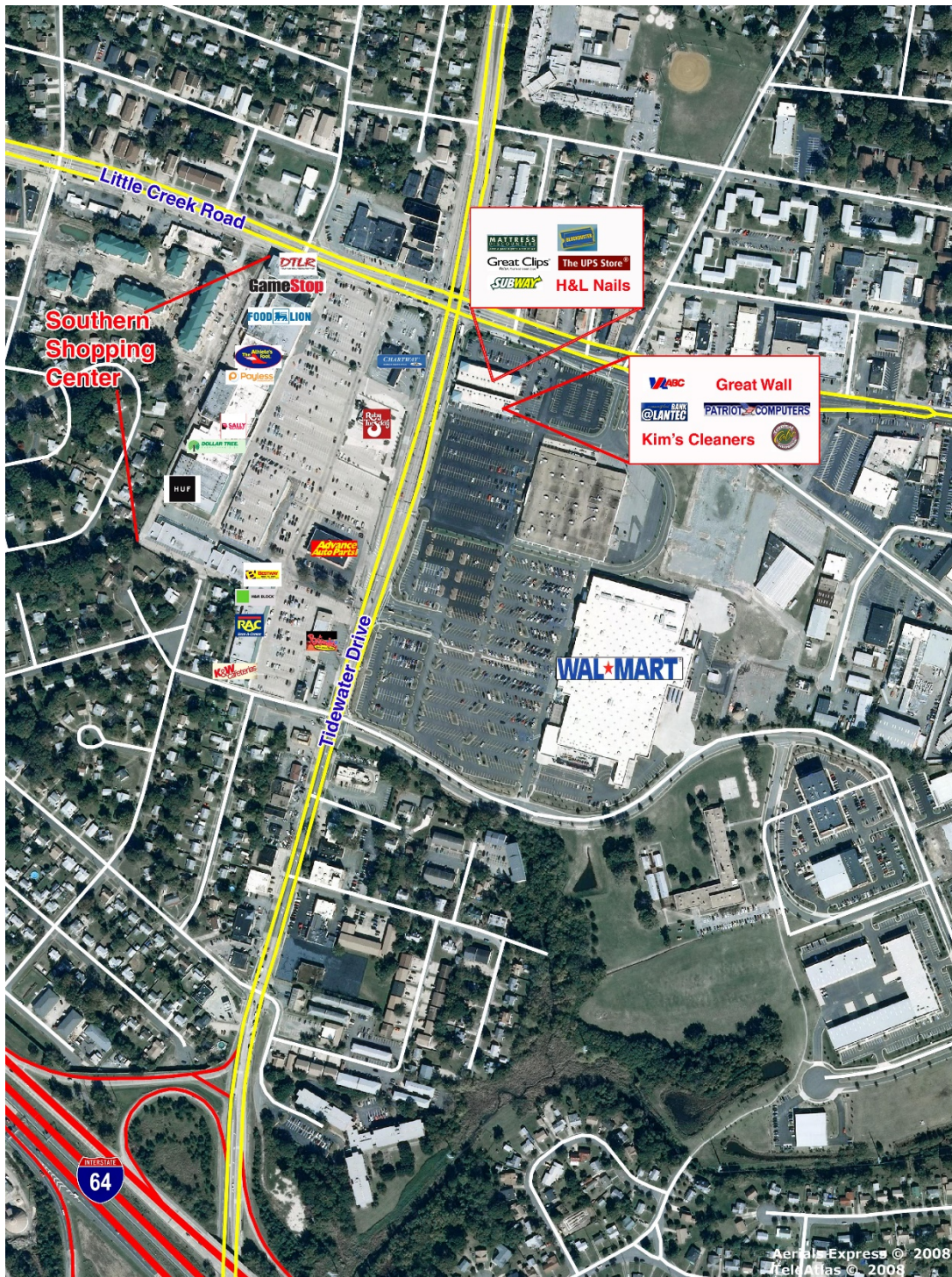
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