



RETAIL PROPERTY FOR LEASE

1637 INDEPENDENCE BLVD

VIRGINIA BEACH, VA 23455



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	720 - 4,904 SF
Lease Rate:	Negotiable
Building Size:	8,164 SF

PROPERTY OVERVIEW

Located near the signalized intersection of Pleasure House Road and Independence Boulevard, Bayside Crossing is a prime build-to-suit or ground lease opportunity with excellent visibility and access from Independence Blvd. It is located just 1 mile from Joint Expeditionary Base Little Creek, has ample parking and B-2 zoning.

AVAILABLE SPACES

	SF
Suite B	1,120 - 4,904 SF
Suite C	1,120 - 4,904 SF
Suite D	1,944 - 4,904 SF
Suite E	720 - 4,904 SF

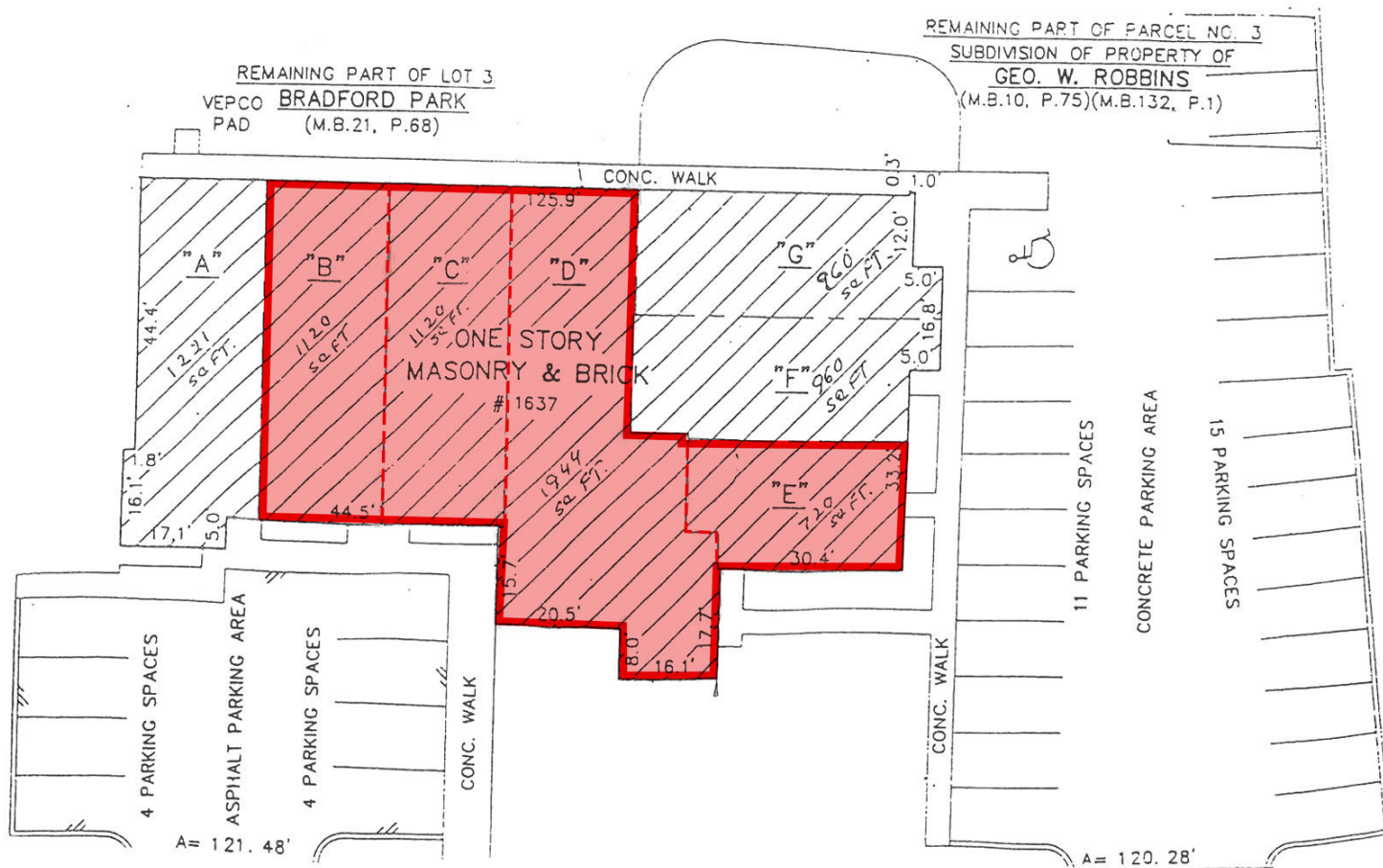
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,434	27,450	64,765
Total Population:	8,136	69,262	164,161
Average HH Income:	\$80,844	\$77,027	\$74,494

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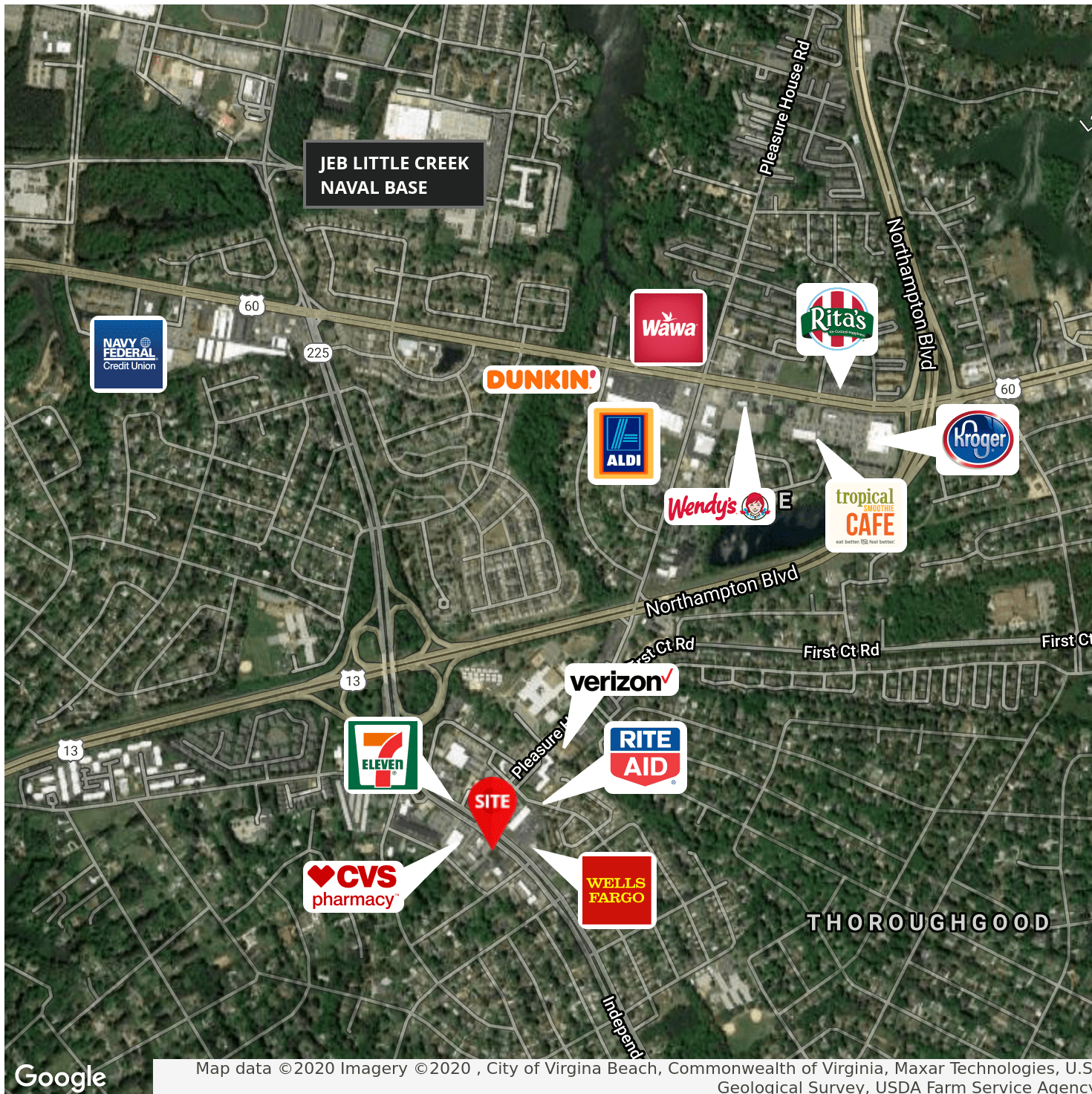
SITE PLAN



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RETAILER MAP



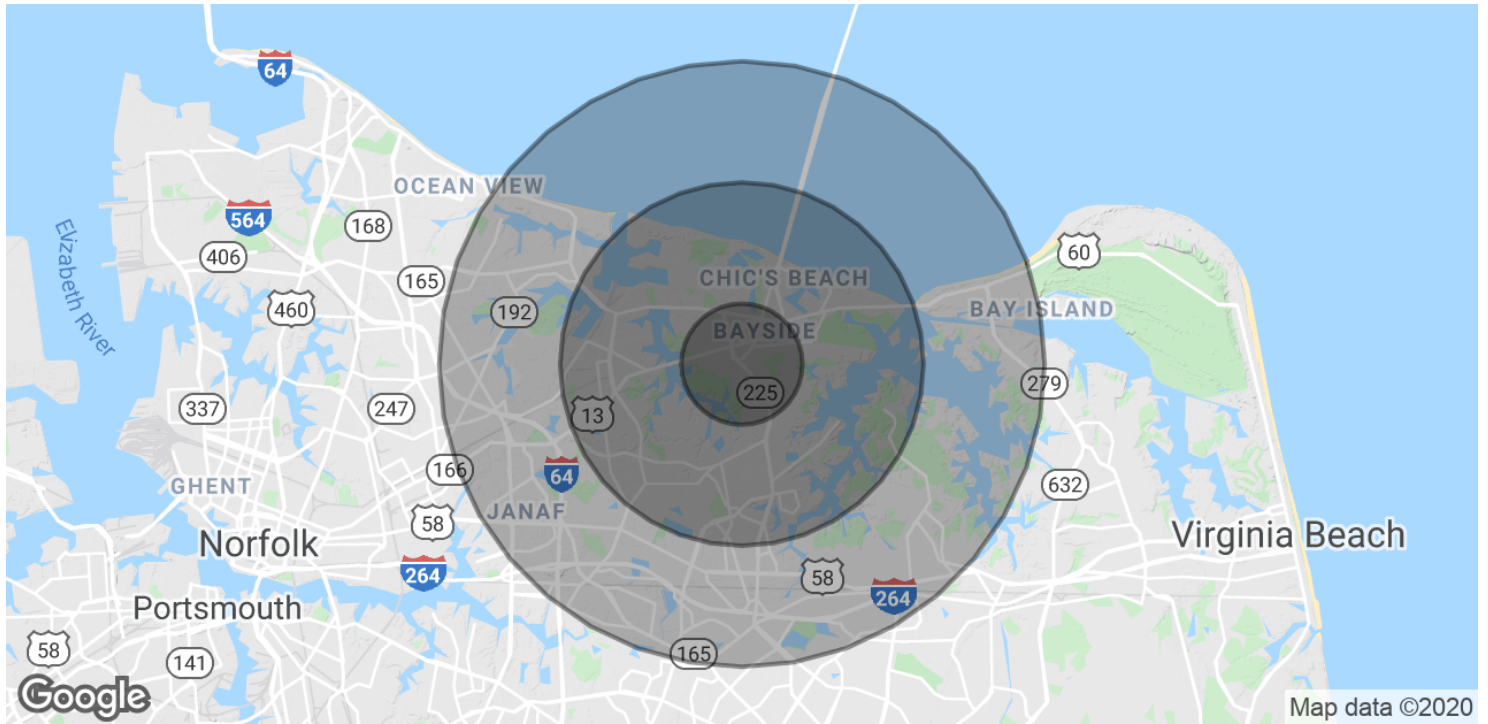
Google

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,136	69,262	164,161
Average age	40.6	37.4	36.8
Average age (Male)	41.5	37.1	35.6
Average age (Female)	39.9	37.6	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,434	27,450	64,765
# of persons per HH	2.4	2.5	2.5
Average HH income	\$80,844	\$77,027	\$74,494
Average house value	\$398,208	\$354,490	\$331,140

* Demographic data derived from 2010 US Census



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