



RETAIL PROPERTY FOR LEASE

FORMER RITE AID AVAILABLE FOR LEASE

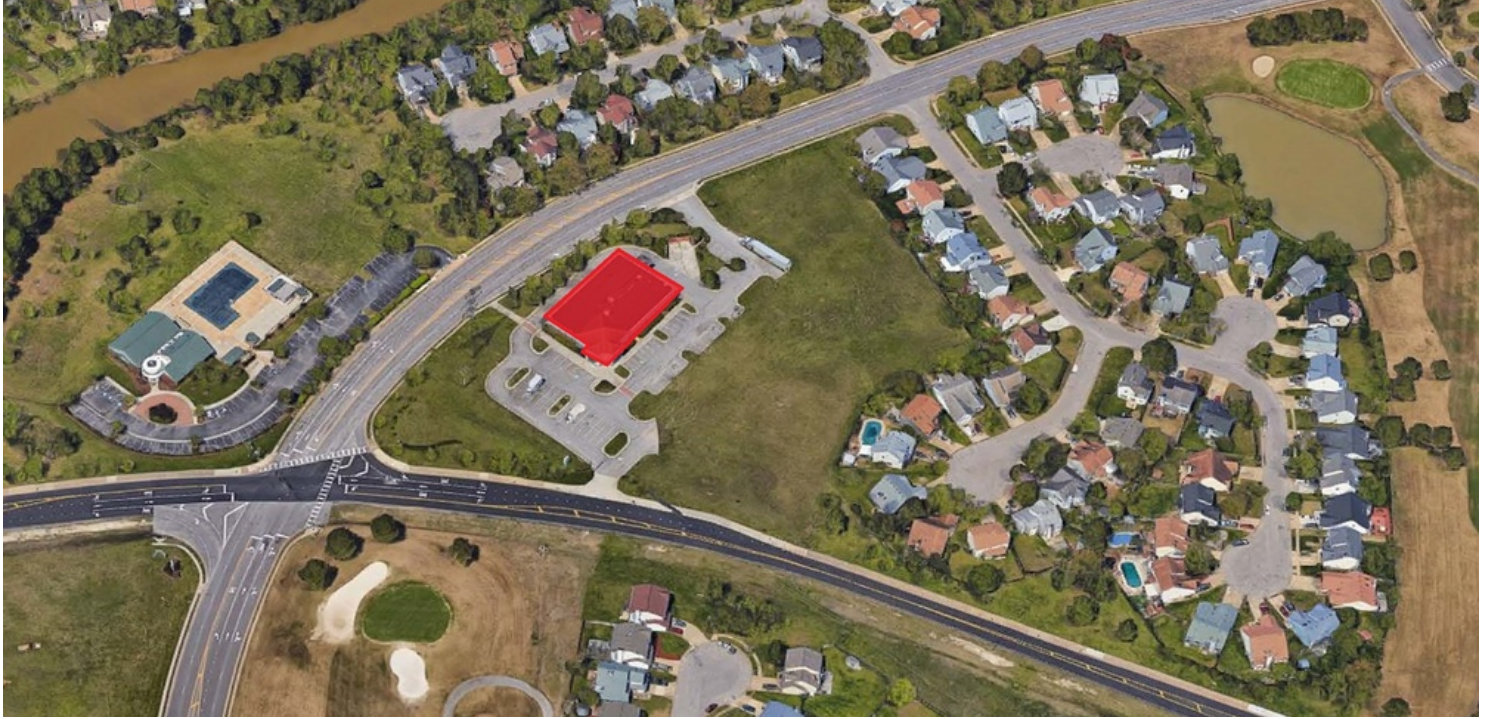
2749 S. INDEPENDENCE BOULEVARD, VIRGINIA BEACH, VA 23456



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	11,288 SF
Lease Rate:	Negotiable
Lot Size:	2.0 Acres
Year Built:	1997
Building Size:	11,288 SF

PROPERTY OVERVIEW

This free-standing former Rite Aid is located at the intersection of S. Independence Boulevard and Round Hill Drive in the Glenwood community of Virginia Beach near Honey Bee Golf Course.

PROPERTY HIGHLIGHTS

- Zoned B-1A
- Corner parcel
- Located in a densely populated residential community

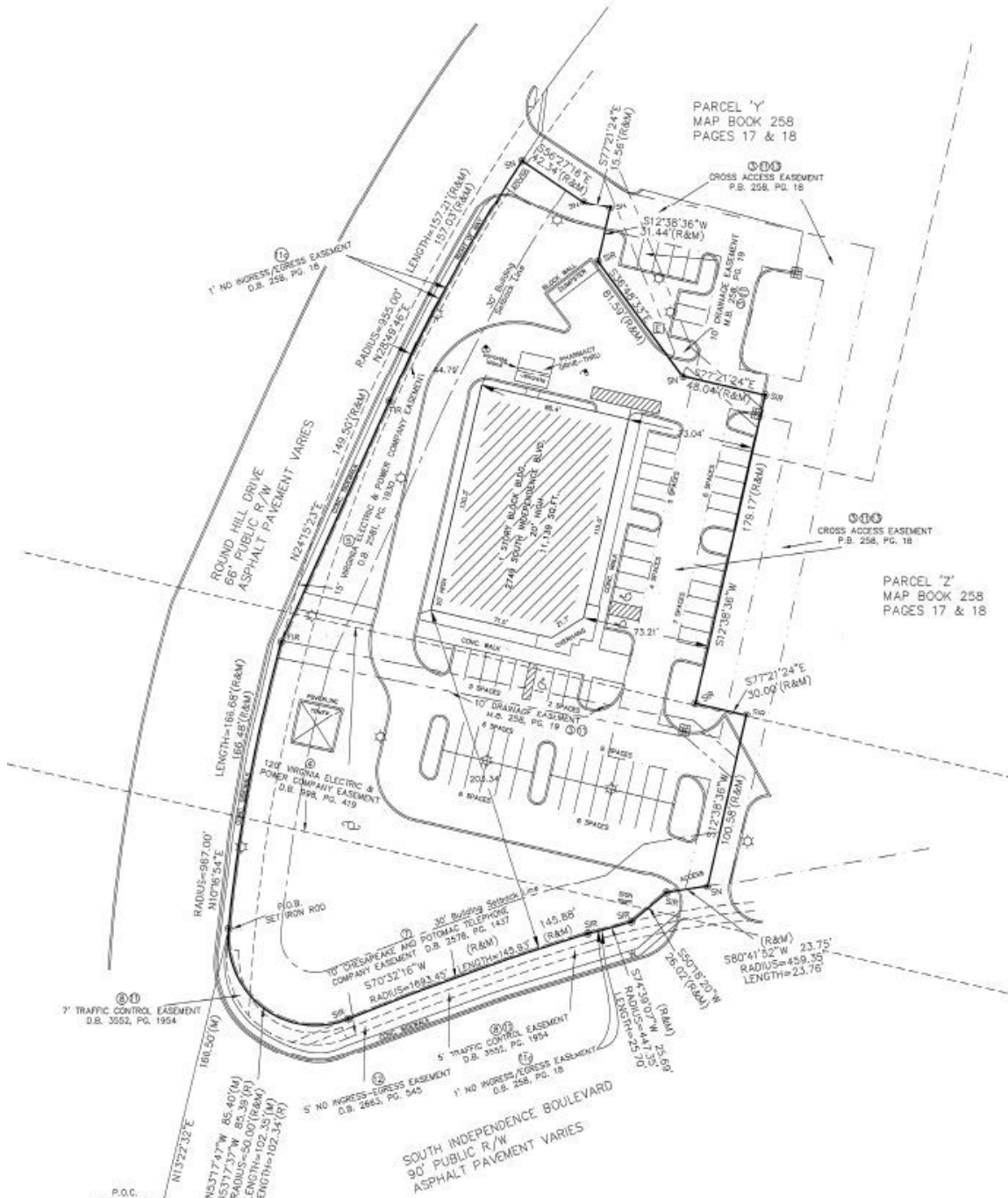
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,282	37,057	87,479
Total Population:	15,830	105,913	242,668
Average HH Income:	\$90,579	\$80,751	\$76,258

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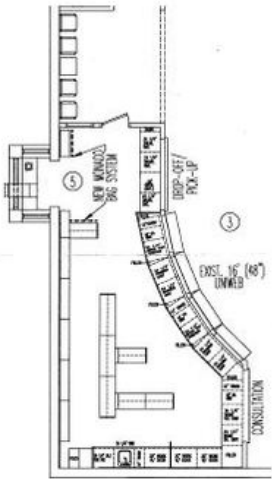
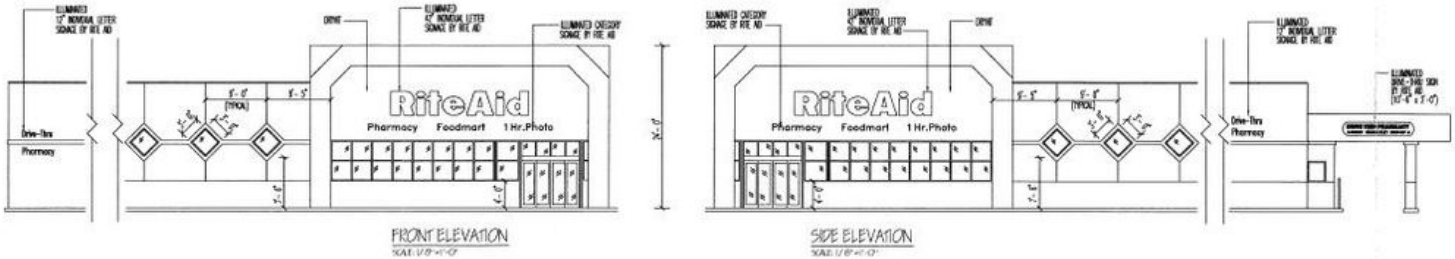
SITE PLAN



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FLOOR PLANS



PHARMACY PLAN
SCALE: 3/16"=1'-0"

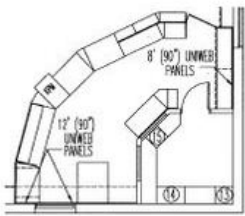
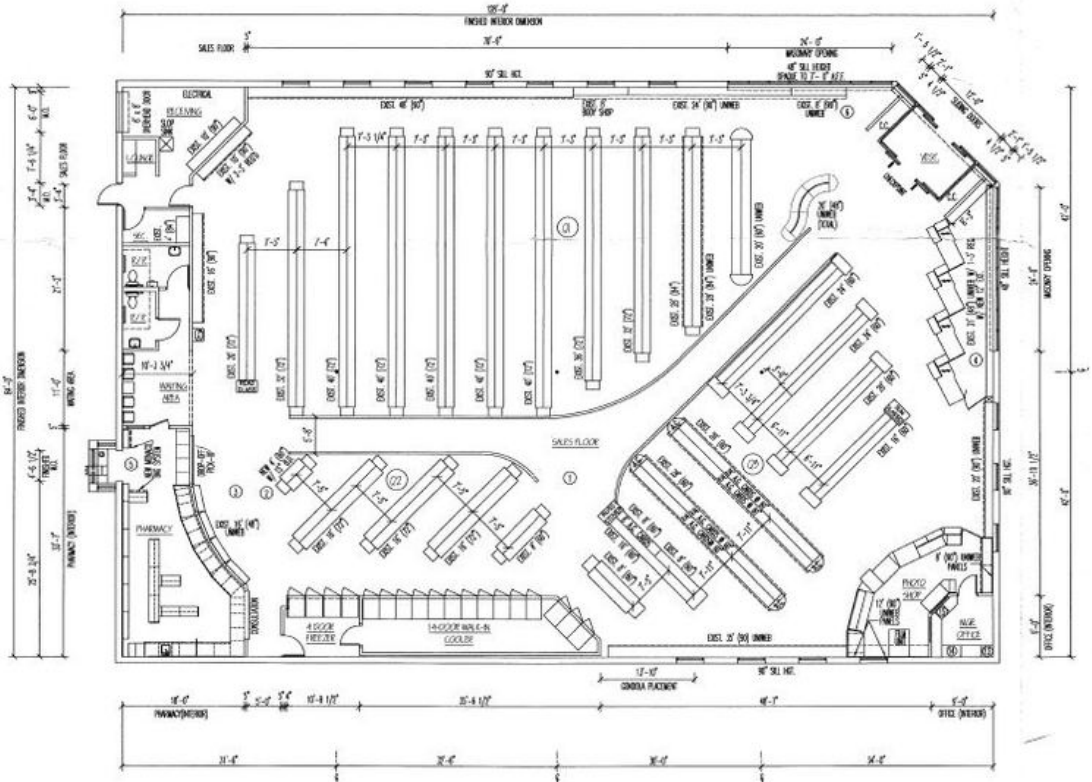


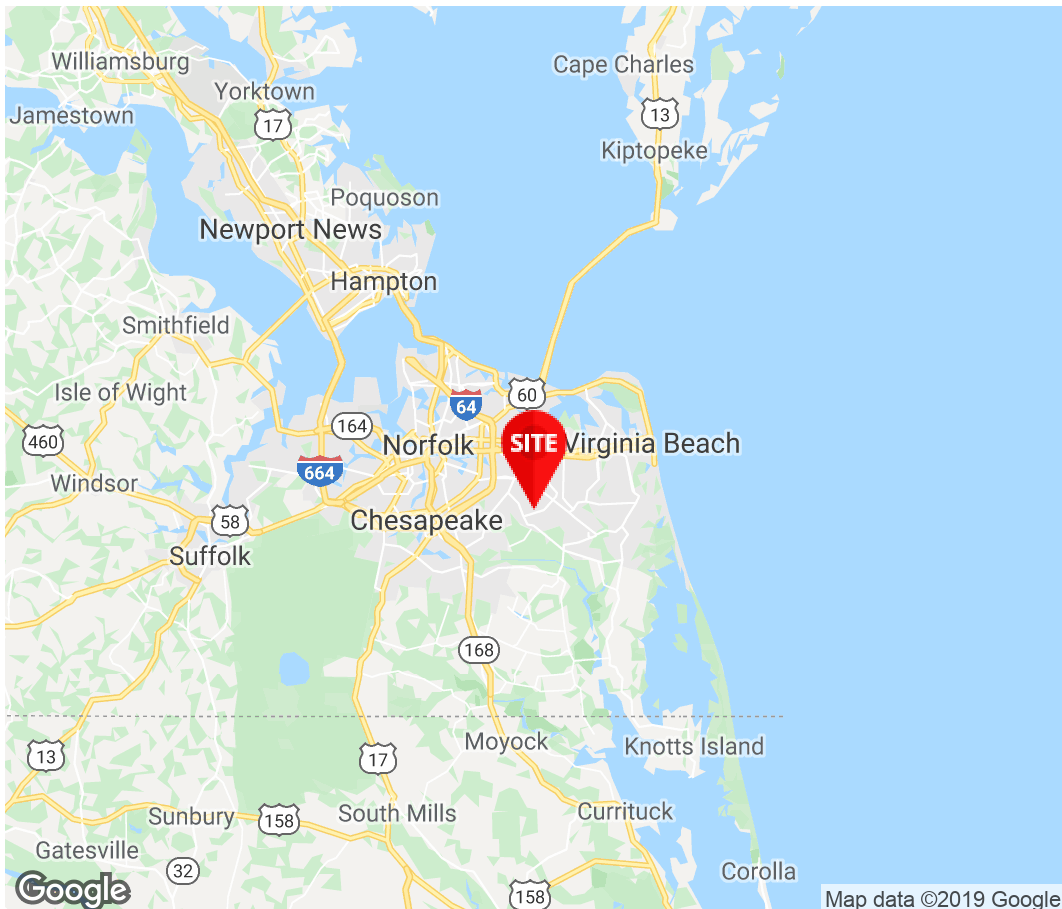
PHOTO SHOP PLAN
SCALE: 3/16"=1'-0"



FIXTURE PLAN
SCALE: 1/8"=1'-0"



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