



RETAIL PROPERTY FOR LEASE

# THE TOWN CENTER OF VIRGINIA BEACH

222 CENTRAL PARK AVE, VIRGINIA BEACH, VA 23462



DIVARIS REAL ESTATE INC // 4525 MAIN STREET, SUITE 900, VIRGINIA BEACH, VA 23462 // DIVARIS.COM

# THE TOWN CENTER OF VIRGINIA BEACH

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## TOWN CENTER OVERVIEW



### SUMMARY

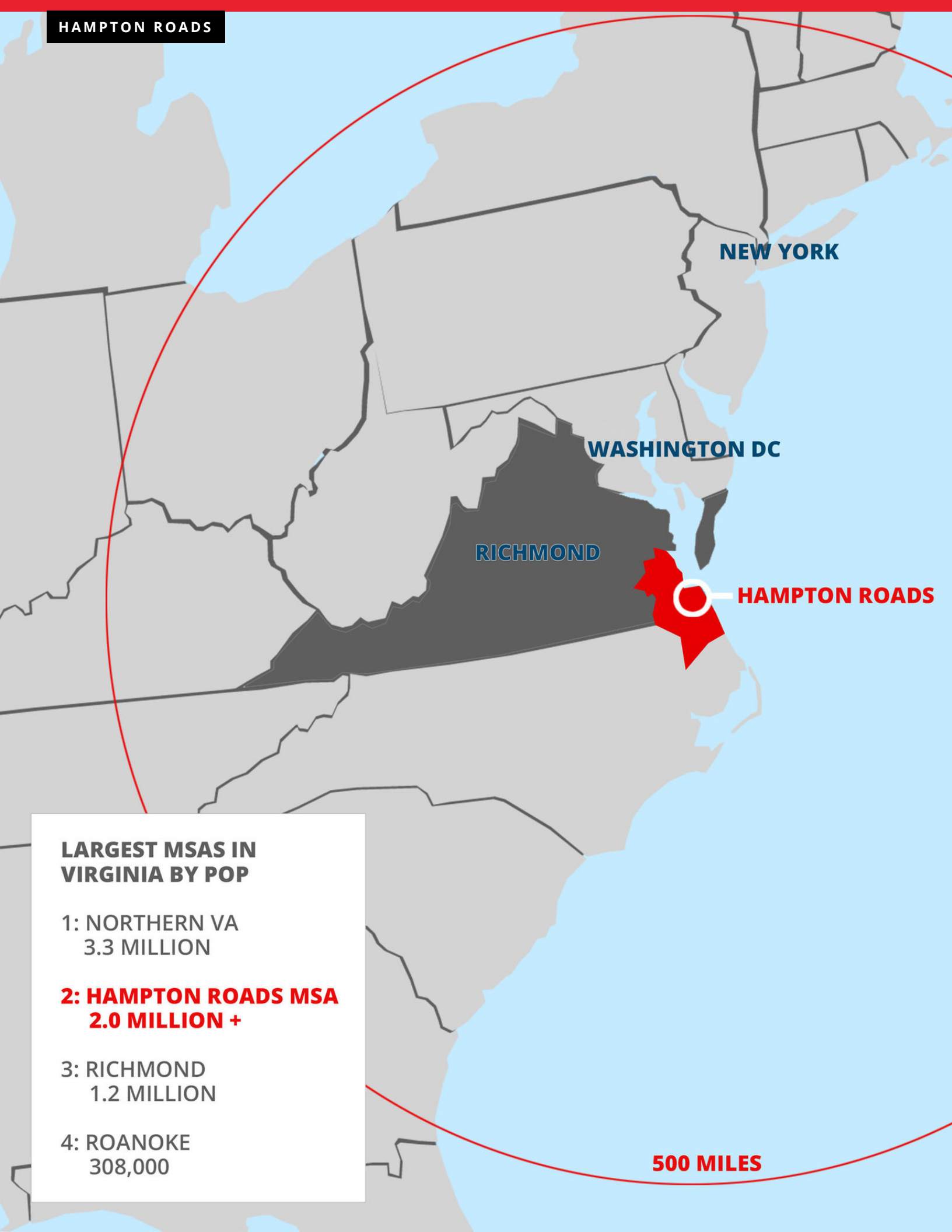
<b>Overall Size:</b>	Approx. 36 Acres
<b>Retail:</b>	Approx. 450,000 Square Feet
<b>Office:</b>	Approx. 1,000,000 Square Feet
<b>Entertainment:</b>	Approx. 162,000 Square Feet
<b>Hotels:</b>	236-Key Westin 176-Key Hilton
<b>Residential:</b>	934 Upscale Units

### PROPERTY 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.



**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: ROANOKE  
308,000

**500 MILES**



FLOOR DECOR

Michael's  
Where Creativity Happens

CHIPOTE  
MEXICAN GRILL

Tanera  
BREAD

Diamonds Direct

Tuesday Morning

TARGET

KOHL'S

Ruby  
Tuesday

BARNES & NOBLE  
BOOKSELLERS

ULTA  
BEAUTY

OFF BROADWAY  
SHOE  
WAREHOUSE

Stein Mart

Jason's deli

SHAKE  
SHACK

DAVID'S BRIDAL

BED BATH &  
BEYOND  
Beyond any store of its kind!

REGAL  
CINEMAS

REI

THE FRESH  
MARKET

OLD NAVY

J.CREW  
FACTORY

DSW

NORDSTROM  
rack

ROMANO'S  
Macaroni  
GRILL

DISNEY  
BONES  
Hot Pot Grill

TACO  
BELL

STARBUCKS  
COFFEE

T-Mobile

VIRGINIA BEACH BLVD  
55,000 VPD

Wegmans

MISSION BBQ

INDEPENDENCE BLVD  
84,000 VPD

**Town Center of Virginia Beach**

RUTH'S CHRIS STEAK HOUSE   ANN TAYLOR   LOFT   Brooks Brothers   Yard House

bluemercury   west elm   Cheesecake Factory

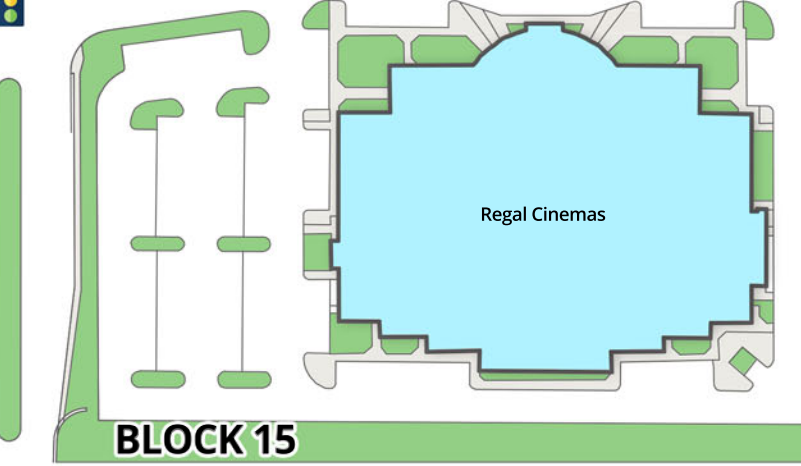
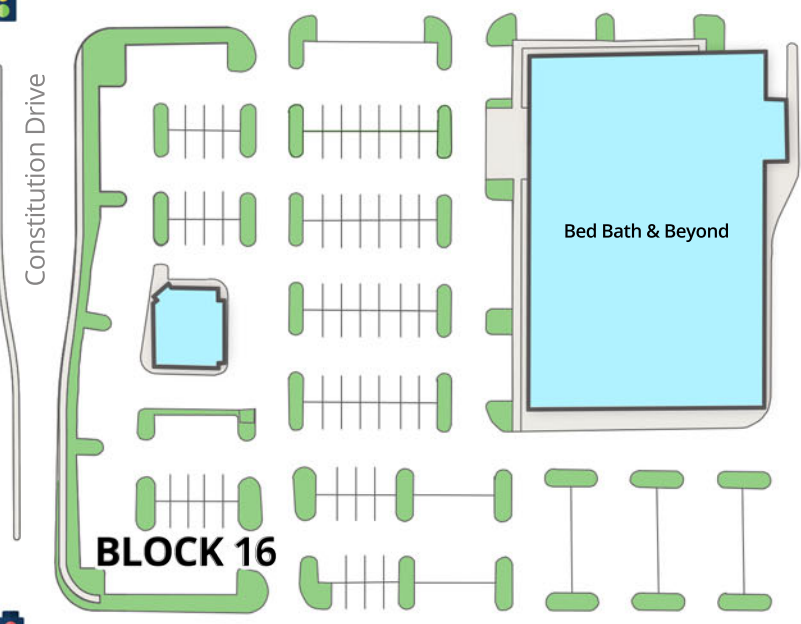
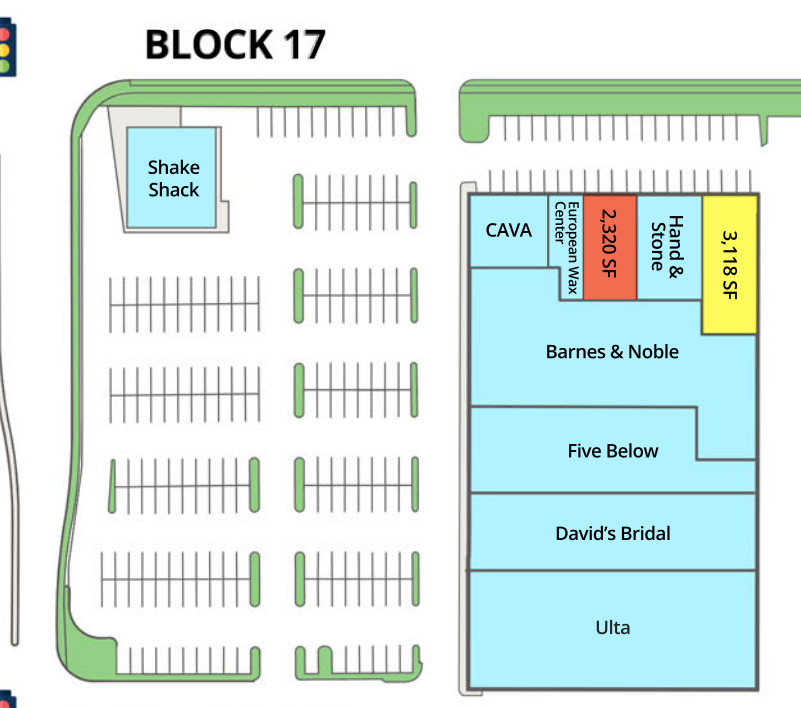
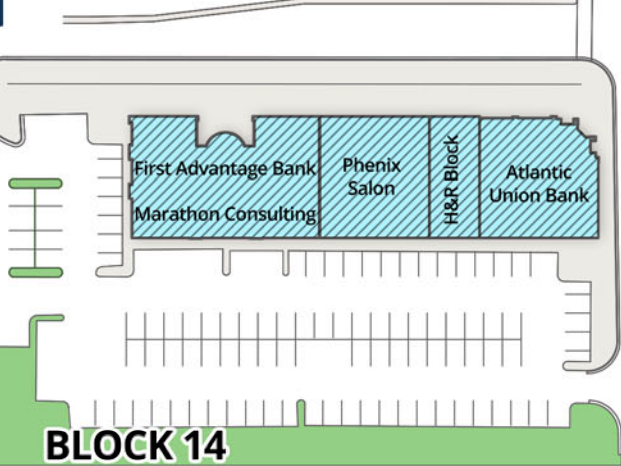
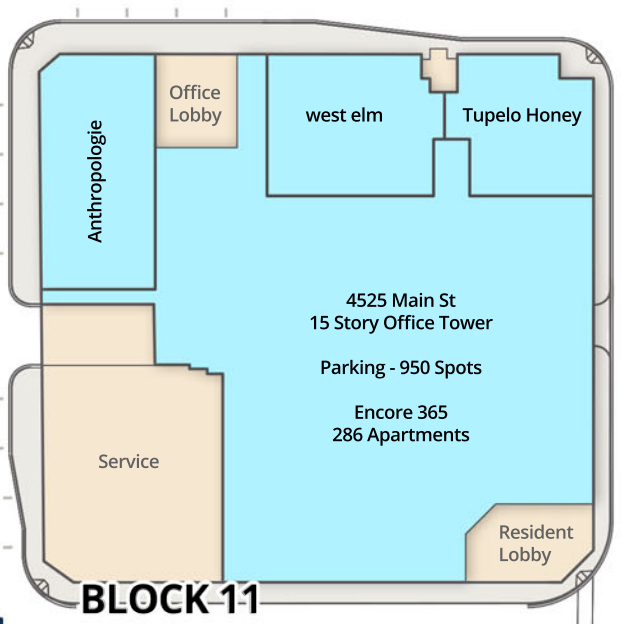
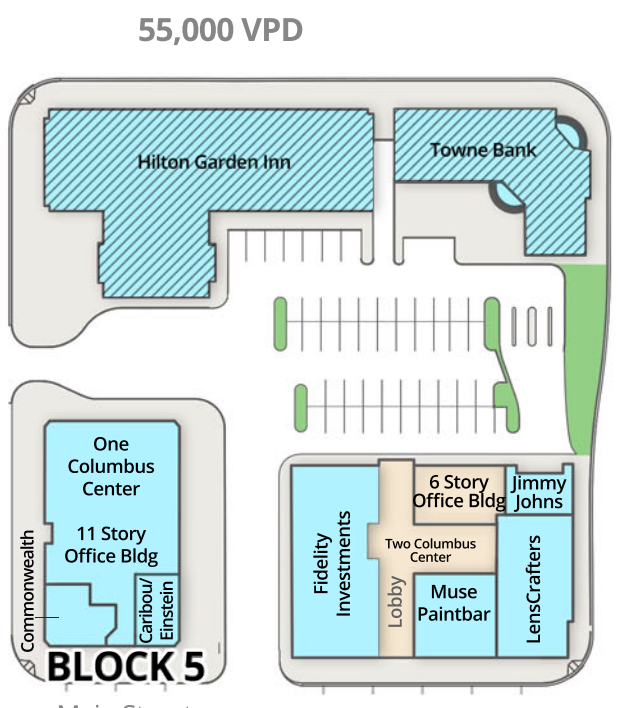
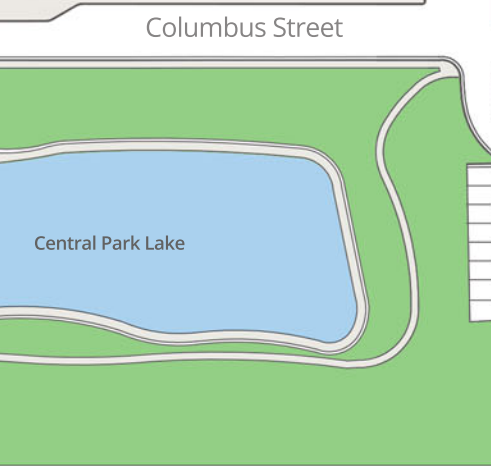
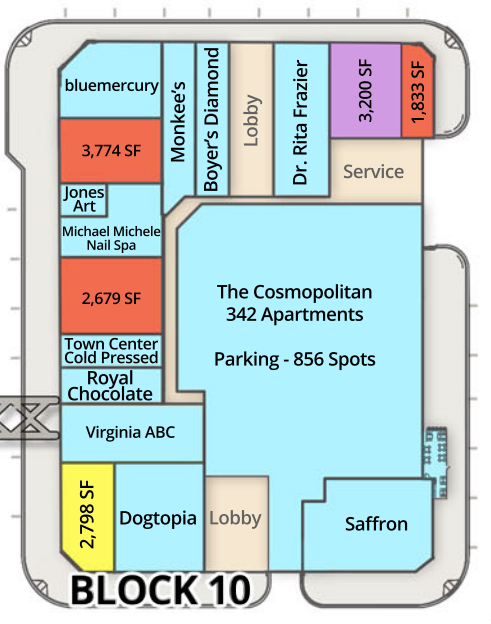
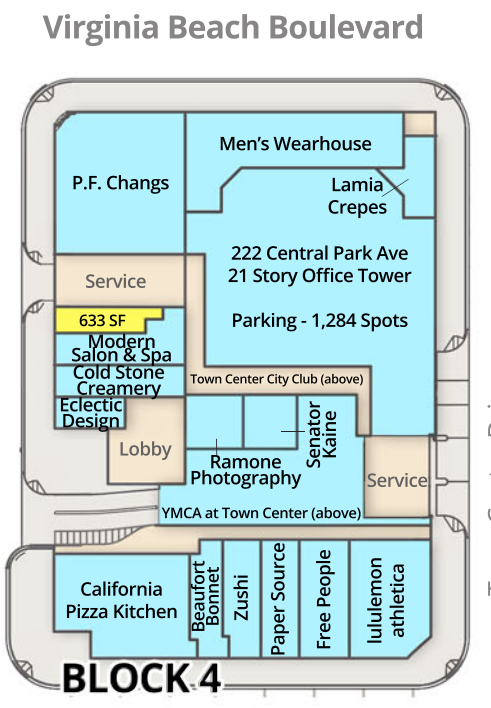
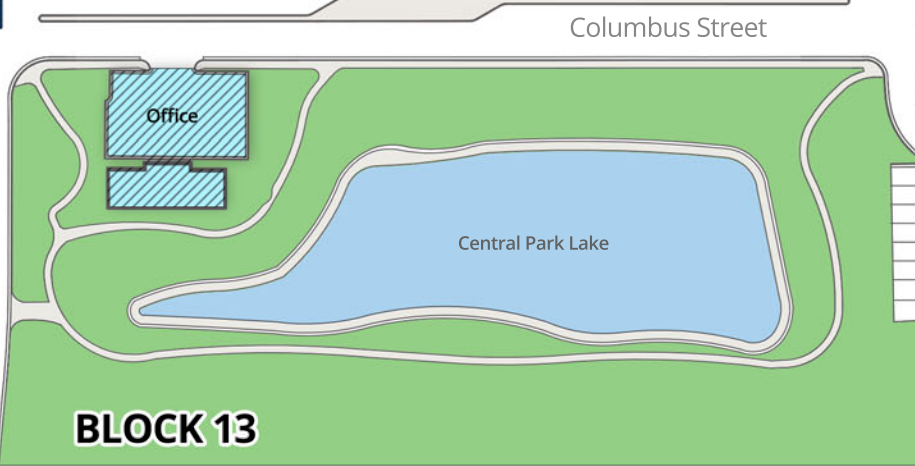
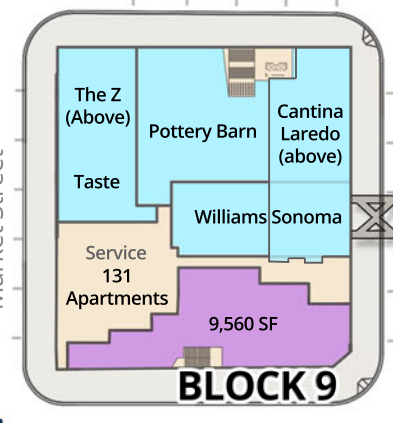
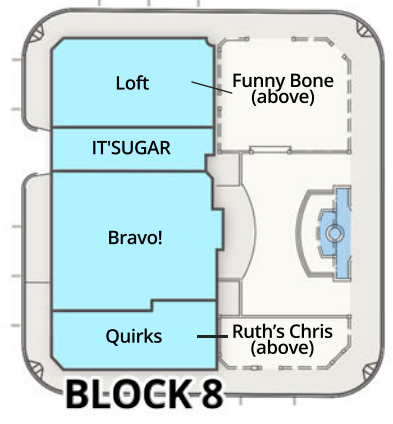
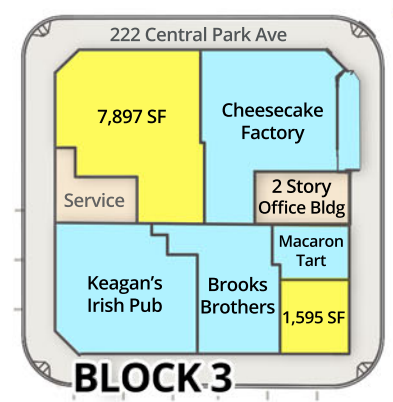
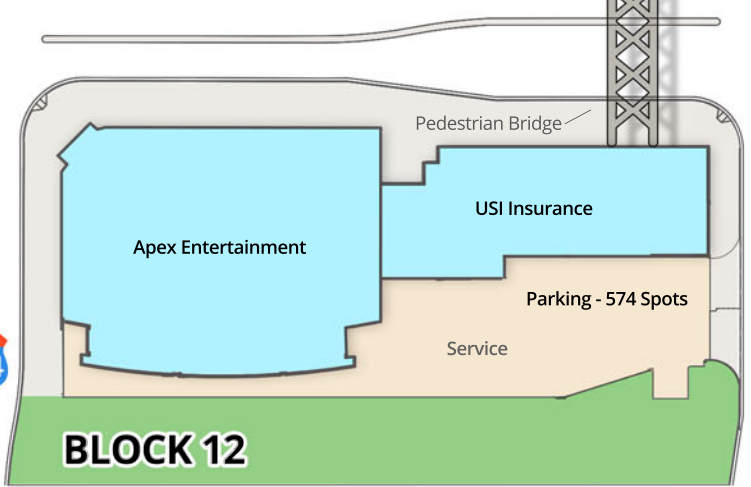
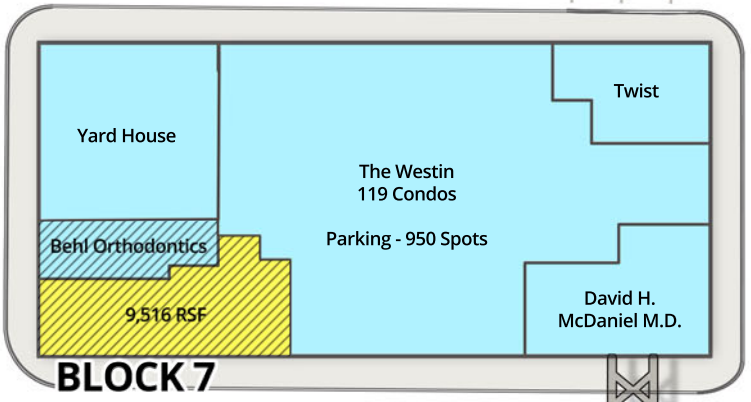
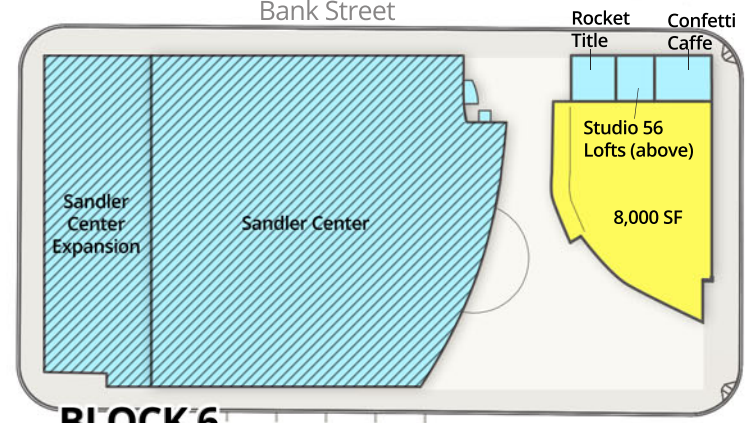
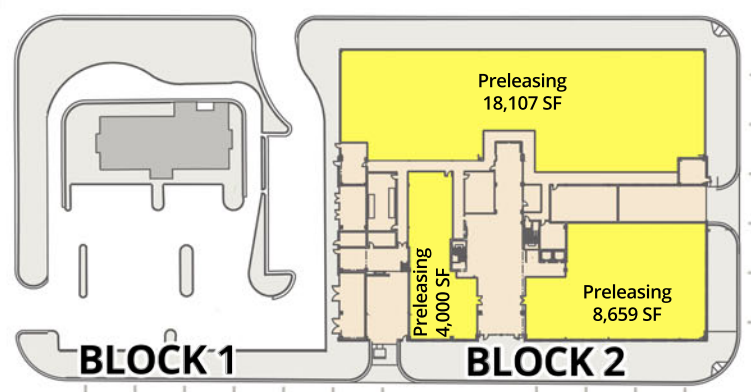
lululemon   athletica   Monkee's   Free People

ANTHROPOLOGIE   PAPER SOURCE   PF. CHANG'S

Cantina LAREDO   dogtopia   POTTERY BARN   WILLIAMS SONOMA

BEST BUY

84,000 VPD  
 Independence Boulevard  
 264



Town Center Leasing Plan

LEASED
 AT LEASE
 LOI
 AVAILABLE
 NOT OWNED BY AH PROPERTIES



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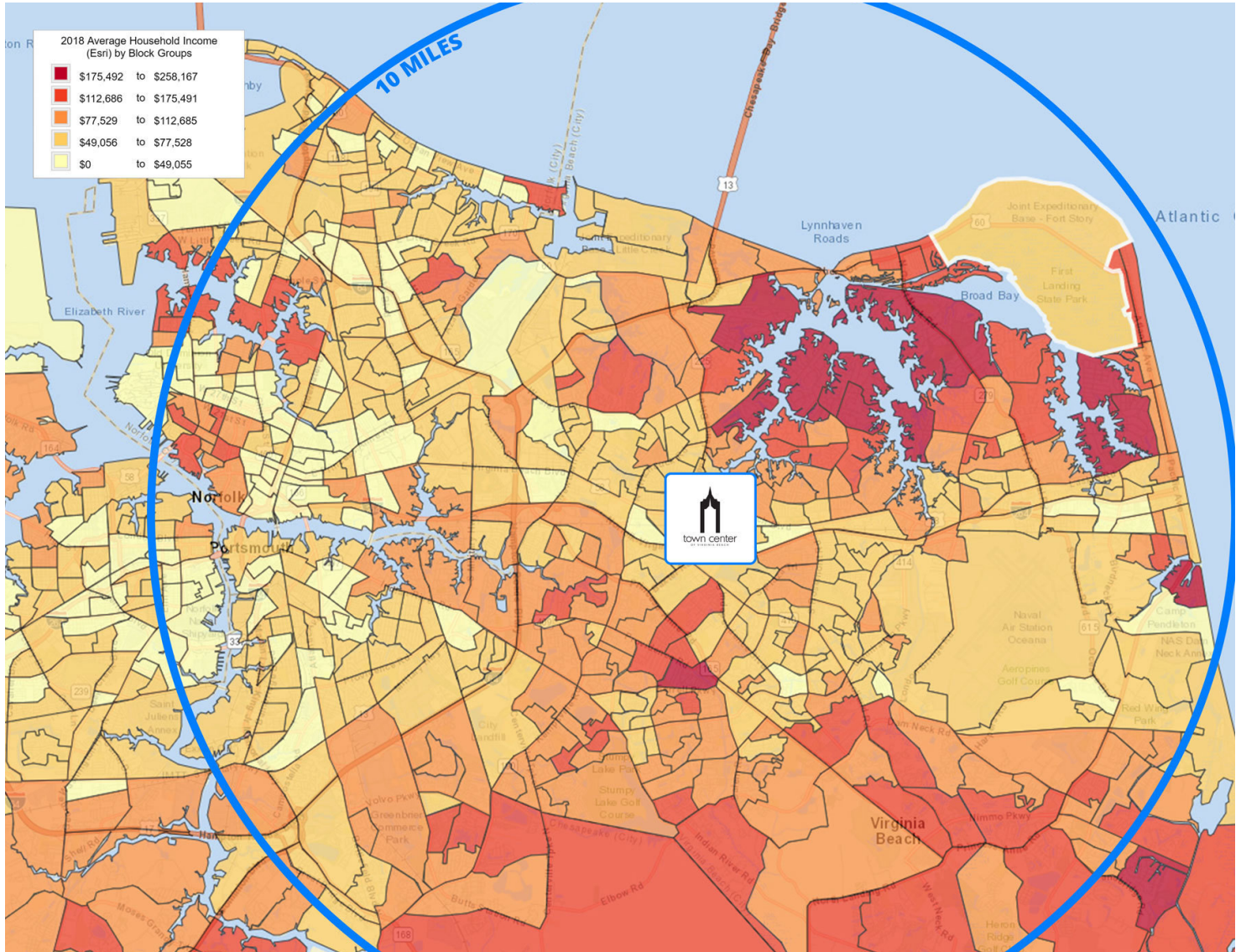
BLOCK 17 RETAIL



# THE TOWN CENTER OF VIRGINIA BEACH

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INCOME CENTERS



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## TOWN CENTER TENANTS



### Town Center Retailers



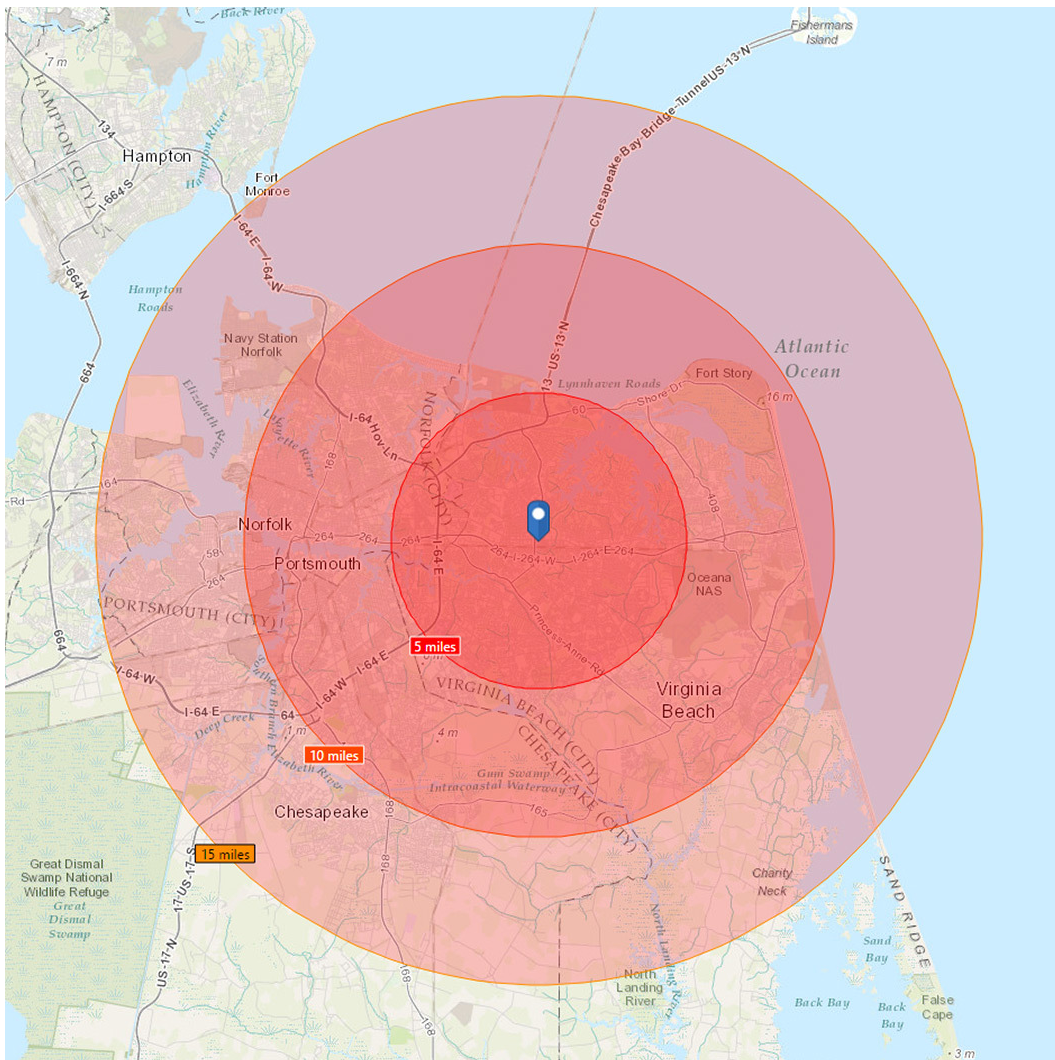
### Town Center Restaurants



### Other Surrounding Retailers







**Gerald Divaris**  
 Chairman / CEO  
 757.497.2113  
 Gdivaris@divaris.com

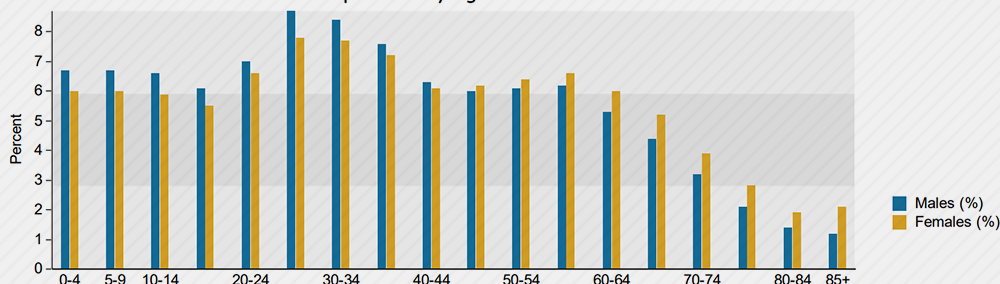
**Sezin Cortinas**  
 Senior Vice President  
 757.497.2113  
 Scortinas@divaris.com

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

## DEMOGRAPHICS

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

2018 Population by Age and Sex



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