



**OFFICE/RETAIL BUILDING FOR LEASE**

# DIVARIS CORNER AT THE TOWN CENTER OF VIRGINIA BEACH

4535 COMMERCE STREET, VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



**SPACE AVAILABLE:** 9,516 RSF (8,573 USF)

**Retail:** Approx. 650,000 Square Feet

**Office:** Approx. 1,000,000 Square Feet

**Entertainment:** Approx. 200,000 Square Feet

**Hotels:** 236-Key Westin  
176-Key Hilton

**Residential:** 800+ Upscale Units

## PROPERTY OVERVIEW

Rare opportunity coming available at the entrance of The Town Center of Virginia Beach. Locate your business on the ground floor corner of the Westin Town Center for unmatched exposure and visibility to the most heavily traveled intersection in the Hampton Roads region. In addition to great visibility and signage opportunities, this space offers customer parking spaces at grade.

## TOWN CENTER HIGHLIGHTS

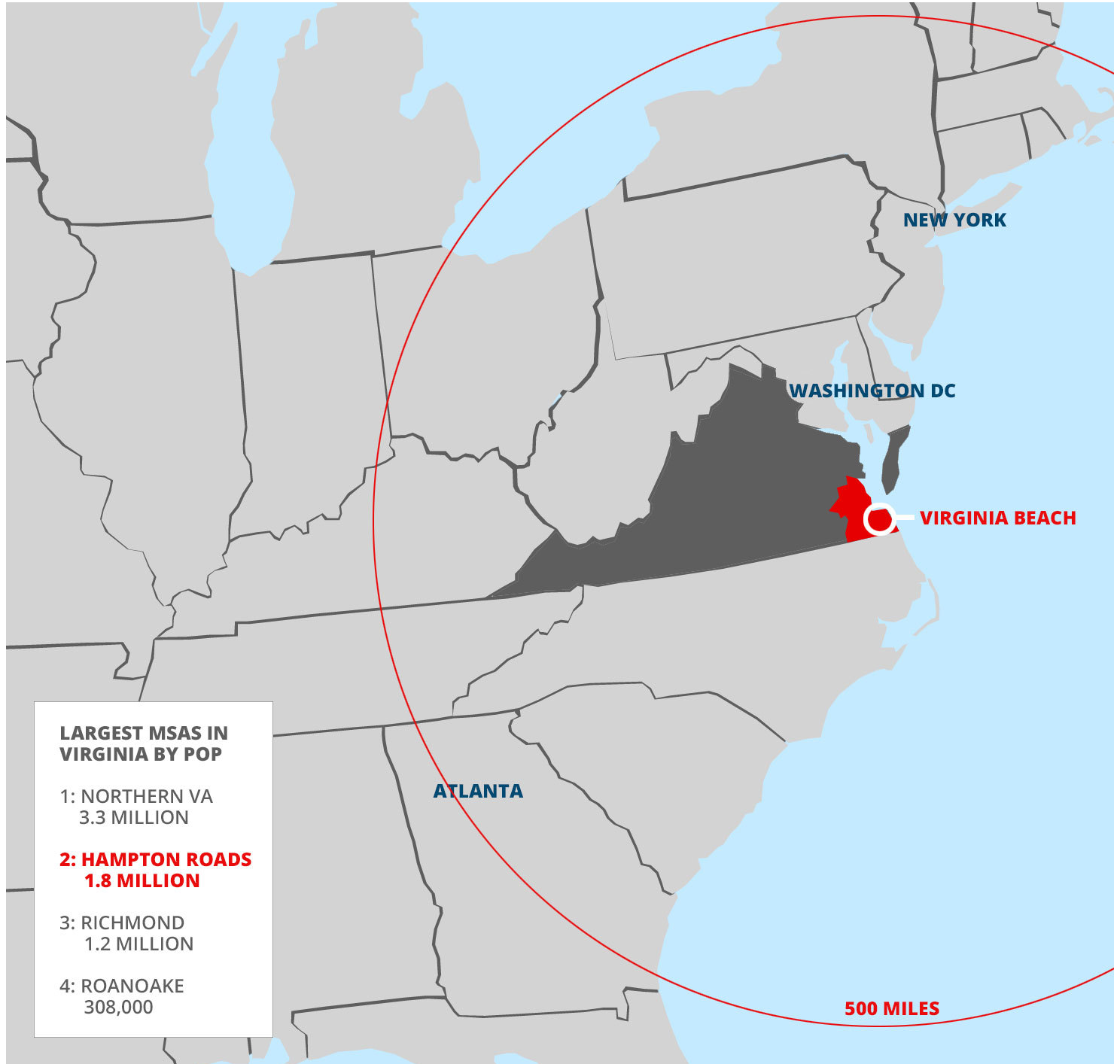
- 6,000 on-site daytime employees/students and 24,600 workers within a mile
- Centrally located in the second largest MSA in Virginia, Hampton Roads - with a population of almost 2 million.
- Just 11 miles from the Virginia Beach Oceanfront and Downtown Norfolk, placing it at the center of business and shopping in the market.
- 13 million tourists visit Virginia Beach annually.
- The Sandler Center, a 1,300 seat performing arts theater, brings over 67,000 patrons to Town Center annually.
- The Z, a 300 seat performing arts theater and a black box theater



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HAMPTON ROADS





FLOOR DECOR

Michael's  
Where Creativity Happens

CHIPOTE  
MEXICAN GRILL

Panera  
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

J. CREW MERCANTILE

OLD NAVY

ROMANO'S  
Macaroni  
GRILL

REI

THE FRESH  
MARKET

DSW

NORDSTROM  
rack

DISNEY  
BONES  
Eat It From Good!

TACO  
BELL

STARBUCKS  
COFFEE

T-Mobile

SITE

50,000 VPD

VIRGINIA BEACH BLVD

Wegmans

MISSION BBQ

INDEPENDENCE BLVD

84,000 VPD

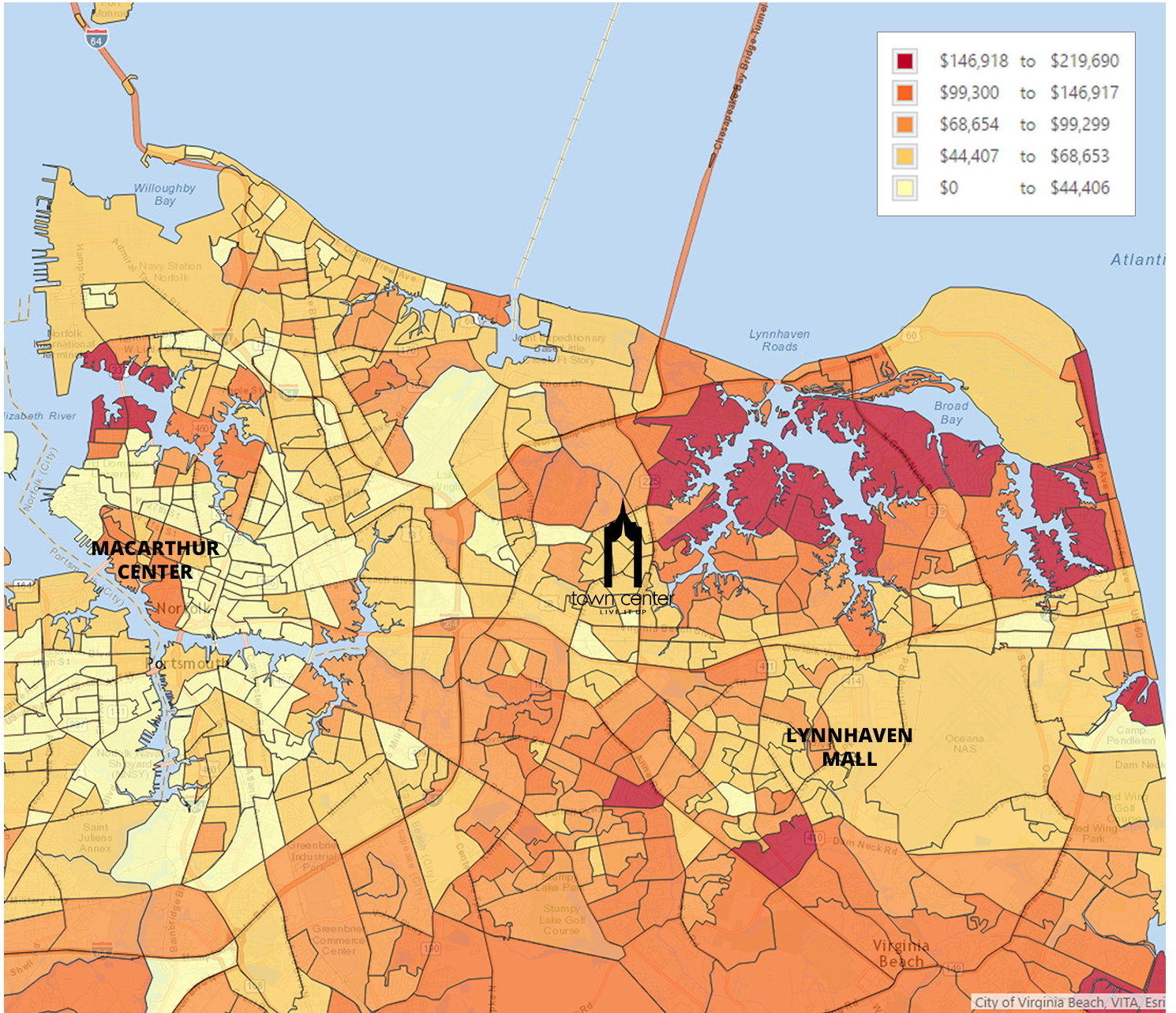
**Town Center of Virginia Beach**


BEST BUY

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INCOME CENTERS



## Perfectly positioned near high income population centers.

Town Center's central location is close to the highest income areas of Hampton Roads, a demographic that Lynnhaven Mall and MacArthur Center do not readily have access to.

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## TOWN CENTER TENANTS



### Town Center Retailers

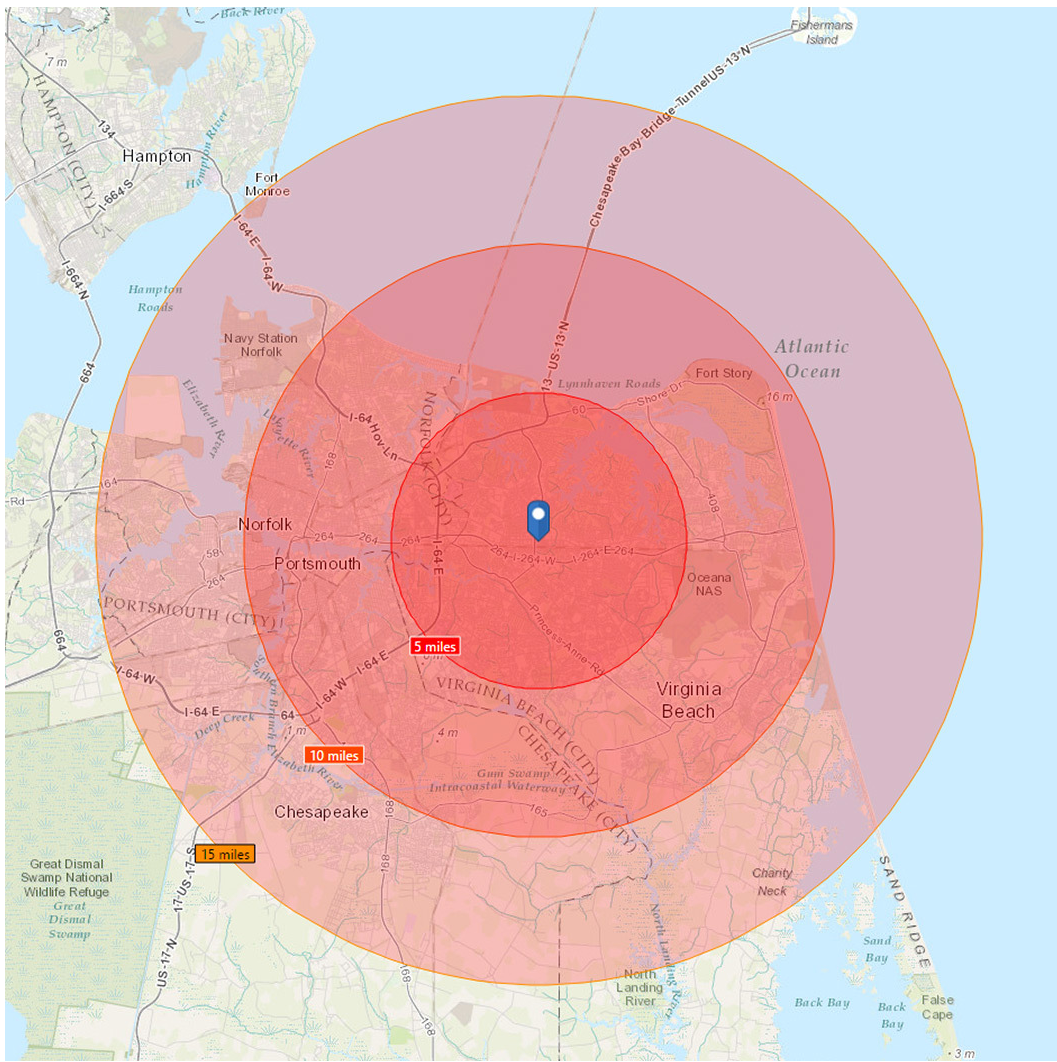


### Town Center Restaurants



### Other Surrounding Retailers





**Gerald Divaris**  
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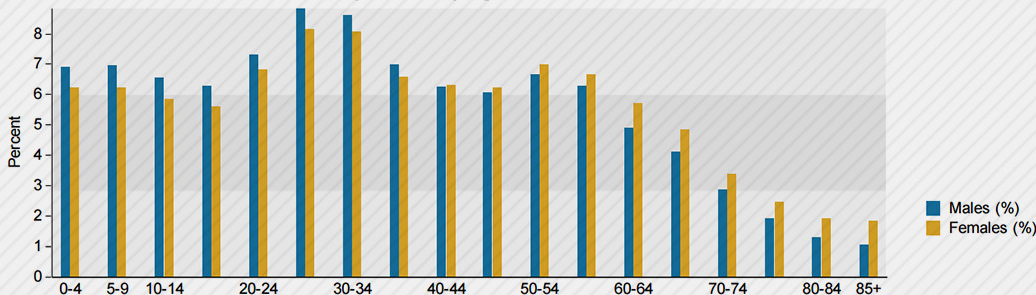
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**DEMOGRAPHICS**

	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
<b>Population</b>	302,332	720,907	1,085,451
<b>Households</b>	115,095	268,947	400,509
<b>Families</b>	77,129	186,565	244,313
<b>Average Household Size</b>	2.58	2.51	2.55
<b>Median Age</b>	35.6	35.3	34.7
<b>Median Household Income</b>	\$57,564	\$53,441	\$53,831
<b>Average Household Income</b>	\$74,249	\$71,580	\$71,933

2015 Population by Age and Sex



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