

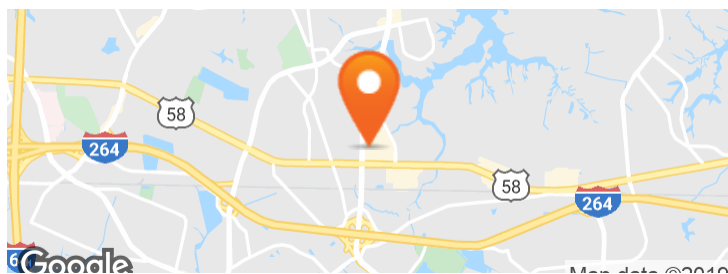
# NEW DEVELOPMENT OPPORTUNITY

4588 Virginia Beach Blvd, Virginia Beach, VA 23462



## LOCATION OVERVIEW

Located at the busiest retail corridor in Virginia Beach and adjacent to Virginia Beach Town Center. Within 5 miles the daytime population is approximately 178,000.



## EXCLUSIVE AGENT(S)

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## PROPERTY HIGHLIGHTS

- First floor: 52,505 SF  
 Second floor: 27,255 SF  
 Total size: 79,760 SF (can be subdivided)
- Pembroke Mall anchored by Target, Kohl's, Steinmart, REI, The Fresh Market, Nordstrom Rack, DSW
- Over 2,000,000 square feet of retail in the surrounding area
- Traffic Counts: Virginia Beach Blvd: 43,000 AADT  
 Independence Blvd: 49,000 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	127,438	299,352	758,626
Households	50,710	113,610	291,975
Average HH Income (\$)	79,003	81,584	79,716

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