



RETAIL PROPERTY FOR LEASE

ACADEMY CROSSING

3200 ACADEMY AVENUE, PORTSMOUTH, VA 23703



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate: \$14.00 SF/yr (NNN)

Total GLA: 45,800 SF

Traffic Count: 45,000 VPD

AVAILABLE SPACES SF

Suite 3238 800 SF

Suite 21-26 9,700 SF

PROPERTY OVERVIEW

Home of the Momac Brewery and Leslie's Pools, situated in the heart of Churchland. This property offers competitive pricing, with a high quality of ownership standards. Located at the intersection of 3 major arteries of in Portsmouth: Western Branch Blvd., Churchland Blvd., and Towne Point Rd.

PROPERTY HIGHLIGHTS

- Monument signage on Churchland Boulevard and Western Branch
- Active property management
- Next to Churchland Shopping Center and Harris Teeter
- Just minutes from Interstate 664

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,760	22,573	44,167
Total Population:	12,663	60,664	116,027
Average HH Income:	\$64,808	\$72,402	\$68,508

RETAILER MAP



SITE PLAN

CHURCHLAND
MEDICAL
CENTER

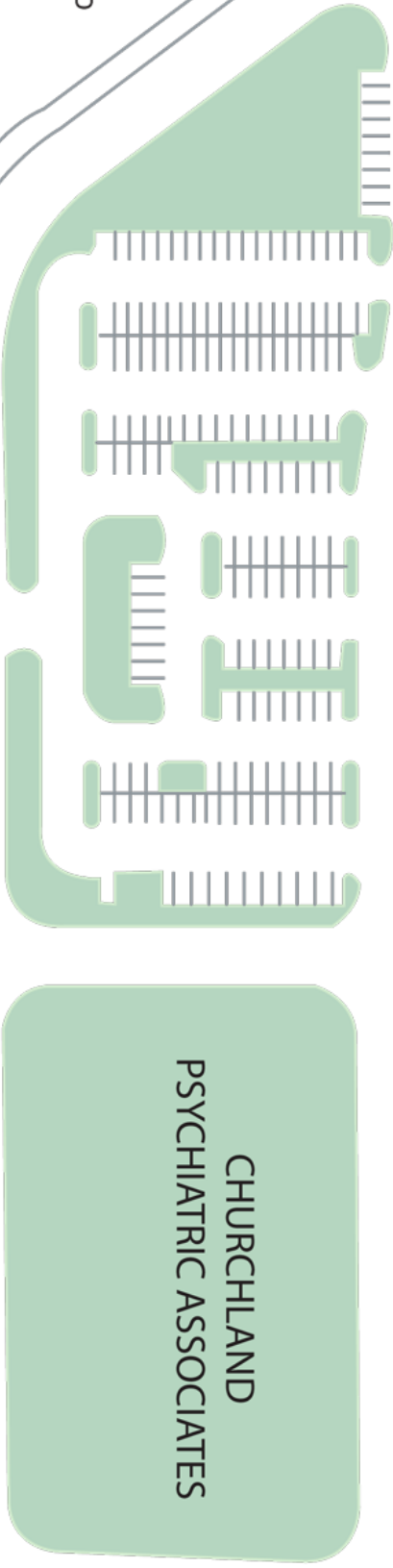
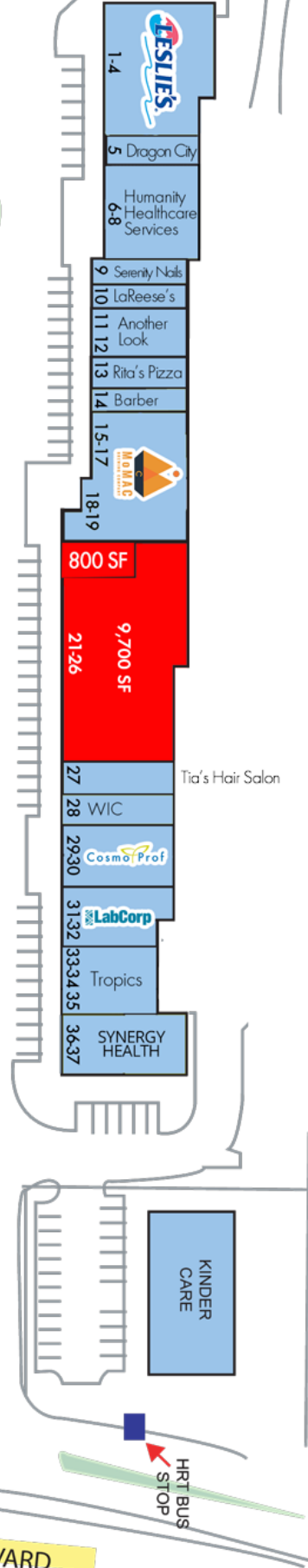
ACADEMY AVENUE

VILLAGE STREET

CHURCHLAND BLVD.

W. Norfolk Road

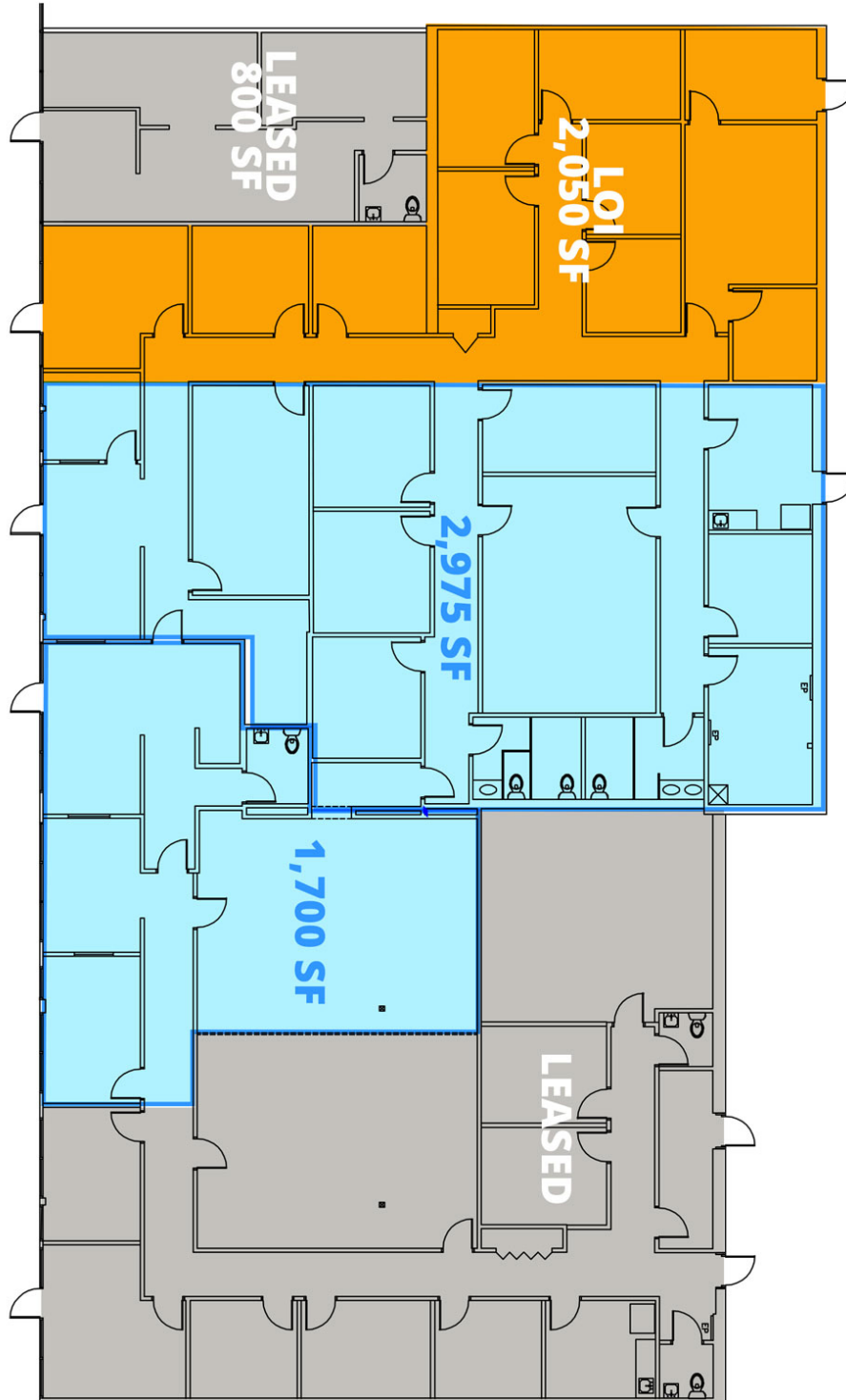
CHURCHLAND BOULEVARD



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FLOOR PLANS

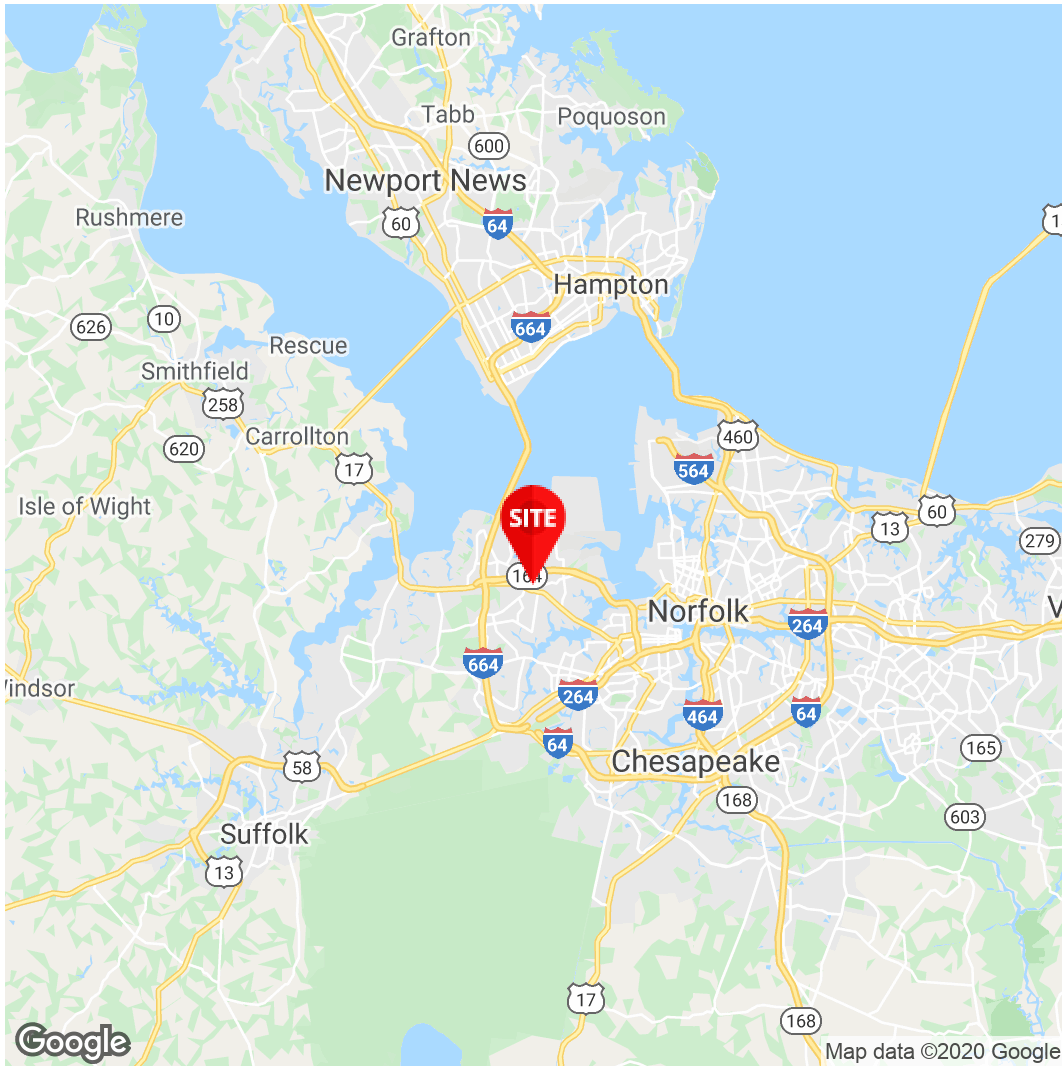


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ADDITIONAL PHOTOS





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