



RETAIL PROPERTY FOR LEASE

ELMHURST SQUARE

5600 PORTSMOUTH BLVD, PORTSMOUTH, VA 23701



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	800 - 2,400 SF
Lease Rate:	Negotiable
Building Size:	66,254 SF
Zoning:	C-1
Parking Spaces:	401
Traffic Count:	19,000 VPD on Portsmouth Blvd

PROPERTY OVERVIEW

Elmhurst Square is a highly trafficked and newly renovated grocery anchored neighborhood center strategically located in Portsmouth, VA. Anchored by a top-performing and recently renovated Food Lion, Elmhurst Square features well-known restaurants and retail tenants, including Anytime Fitness, Subway, and the wildly popular neighborhood institution Eastside Pizza. The center benefits from access to the 10,000 employees of nearby Naval Medical Center and Norfolk Navy Shipyard.

PROPERTY HIGHLIGHTS

- 2,400 sf Vanilla Shell Available Adjacent to Food Lion
- 1,400 sf turn-key Chinese Restaurant Endcap Available
- 1,400 sf former Subway Outparcel Endcap Available
- Pylon Signage Available

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,889	29,456	62,184
Total Population:	11,674	77,818	164,699

SITE PLAN

1	EAST SIDE PIZZA	5,900 SF	10	AVAILABLE	1,400 SF
2	AVAILABLE 4/1/20	1,098 SF	11	HAIR BRAIDING SALON	600 SF
3	NORTHERN STAR CREDIT UNION	3,466 SF	12	LIBERTY TAX SERVICE	600 SF
4	OLDSKOOL	1,200 SF	13	GREG'S AIRBRUSHING	600 SF
5A	TL NAILS & SPA	1,200 SF	14	AVAILABLE	800 SF
5B	AVAILABLE	2,400 SF	15	CHICK N ROLL	1,920 SF
6	FOOD LION	38,272 SF	17	P-TOWN TOBACCO	680 SF
7	ANYTIME FITNESS	4,728 SF	18	AVAILABLE	1,400 SF

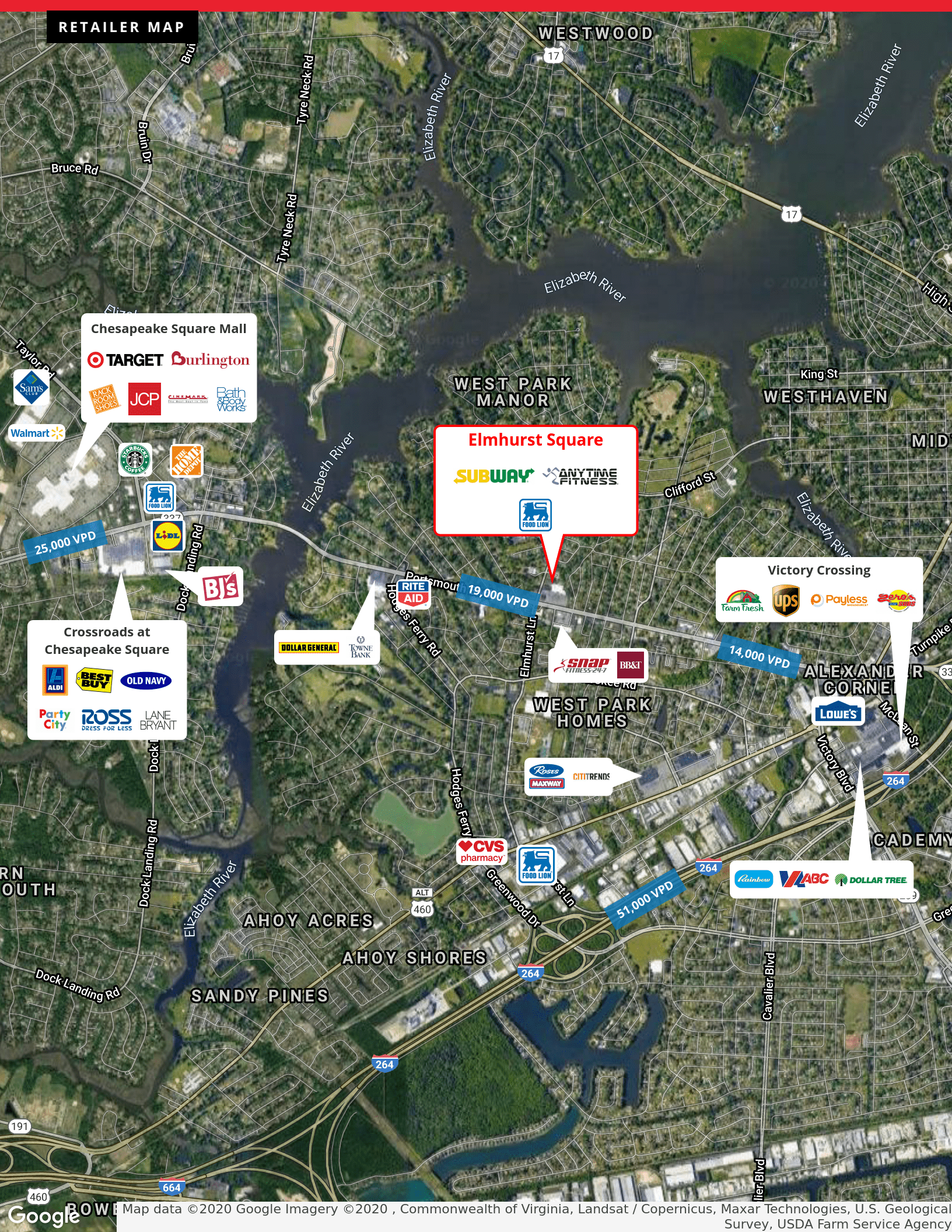
ELMHURST LN



PORTSMOUTH BLVD 19,000 VPD



RETAILER MAP



Chesapeake Square Mall

TARGET Burlington

JCP **CHELMARK** **Bath & Body Works**

Walmart **Starbucks** **Food Lion**

Elmhurst Square

SUBWAY **ANYTIME FITNESS**

Food Lion

Victory Crossing

Tam Fresh **UPS** **Payless** **Shoe's**

Crossroads at Chesapeake Square

ALDI **BEST BUY** **OLD NAVY**

Party City **ROSS DRESS FOR LESS** **LANE BRYANT**

DOLLAR GENERAL **TOWNE BANK**

SNAP FITNESS **B&B**

LOWES

ROSES **MAXWAY** **CITITRENDS**

CVS pharmacy

Rainbow **WABC** **DOLLAR TREE**

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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	11,703	74,833	157,479
Households	4,923	28,462	59,555
Families	3,145	19,976	40,868
Average Household Size	2.38	2.57	2.58
Owner Occupied Housing Units	3,001	20,144	38,132
Renter Occupied Housing Units	1,922	8,318	21,423
Median Age	37.0	39.0	36.1
2017 Summary			
Population	11,674	77,818	164,699
Households	4,889	29,456	62,184
Families	3,083	20,514	42,304
Average Household Size	2.39	2.59	2.59
Owner Occupied Housing Units	2,812	20,104	38,112
Renter Occupied Housing Units	2,077	9,352	24,073
Median Age	37.9	39.7	37.2
Median Household Income	\$44,579	\$54,042	\$52,896
Average Household Income	\$58,925	\$68,765	\$66,640
2022 Summary			
Population	11,701	80,115	170,538
Households	4,888	30,215	64,237
Families	3,063	20,979	43,550
Average Household Size	2.39	2.60	2.60
Owner Occupied Housing Units	2,797	20,659	39,374
Renter Occupied Housing Units	2,091	9,556	24,863
Median Age	38.7	40.1	37.9
Median Household Income	\$46,071	\$56,231	\$55,275
Average Household Income	\$66,695	\$76,375	\$74,382
Trends: 2017-2022 Annual Rate			
Population	0.05%	0.58%	0.70%
Households	0.00%	0.51%	0.65%
Families	-0.13%	0.45%	0.58%
Owner Households	-0.11%	0.55%	0.65%
Median Household Income	0.66%	0.80%	0.88%

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ADDITIONAL PHOTOS





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