



RETAIL PROPERTY FOR LEASE

# LYNNHAVEN SQUARE

2077-2085 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23456



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,125 - 2,625 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	22,933 SF
<b>Zoning:</b>	B-2
<b>Lot Size:</b>	1.2 Acres
<b>Traffic Counts:</b>	36,900 VPD
<b>Parking Spaces:</b>	120

### PROPERTY OVERVIEW

Lynnhaven Square is a Walmart Supercenter shadow anchored retail center located near the intersection of Princess Anne Road (47,000 VPD) and Lynnhaven Parkway (21,000 VPD) in Virginia Beach, VA. Lynnhaven Square is home to popular national retailers including Subway, Cold Stone Creamery, Hair Cuttery, UPS Store, and Virginia ABC. Adjacent retail traffic drivers include Walgreen's, Bank of America, Chick Fil A, Starbucks, and Home Depot.

### PROPERTY HIGHLIGHTS

- 2,625 sf former Verizon endcap space available with prime visibility and monument signage on Lynnhaven Parkway (LL willing to demise)
- Adjacent to Spence Crossing, a brand new 130 acre mixed use project
- 21,000 VPD on Lynnhaven Parkway

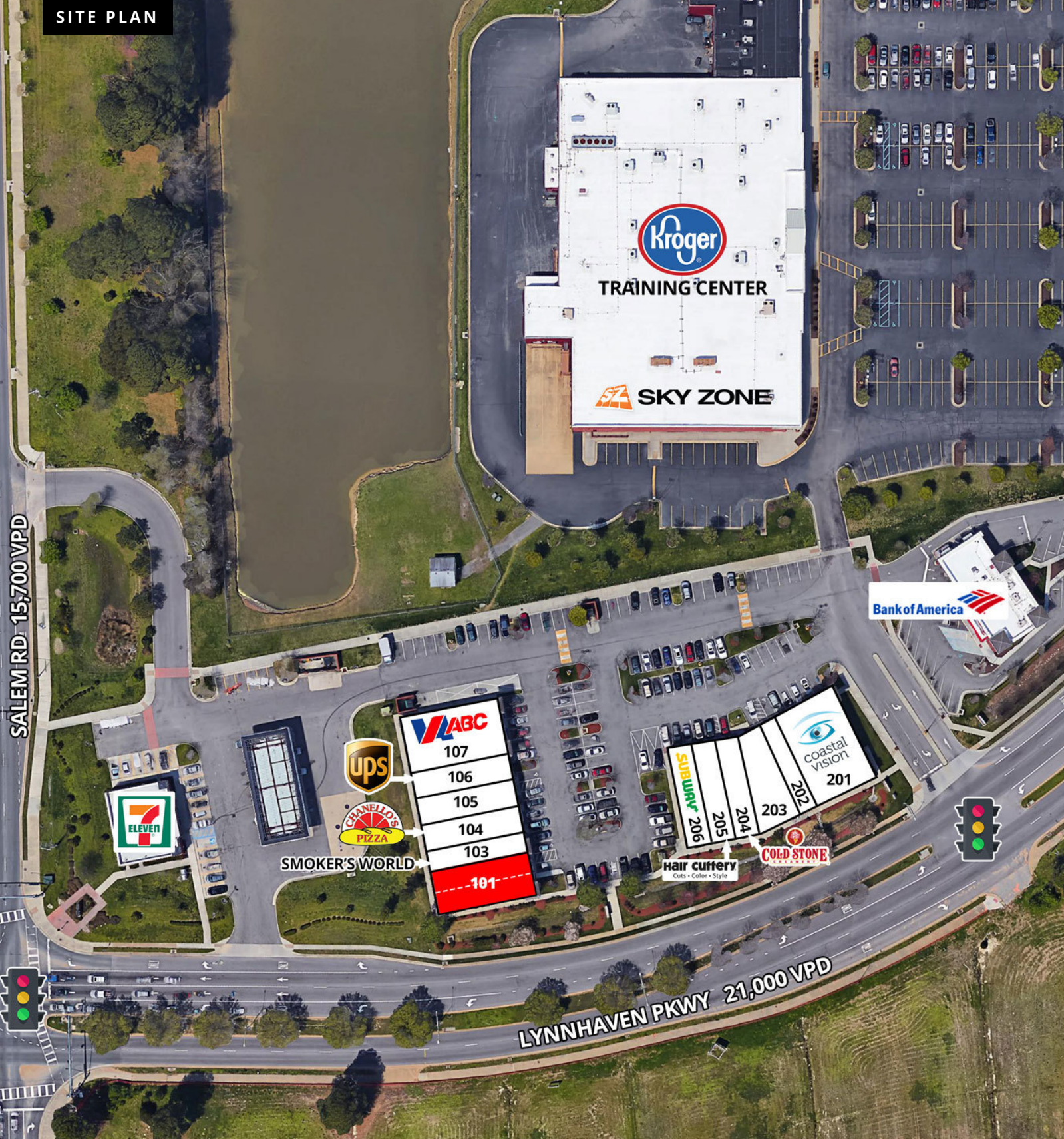
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,164	47,754	94,033
Total Population:	18,377	134,184	259,544
Average HH Income:	\$79,461	\$74,725	\$75,259

**SITE PLAN**

**SALEM RD 15,700 VPD**

**LYNNHAVEN PKWY 21,000 VPD**



<b>101</b>	<b>AVAILABLE</b>	<b>2,625 SF</b>	<b>201</b>	<b>COASTAL VISION</b>	<b>3,850 SF</b>
<b>103</b>	<b>SMOKER'S WORLD</b>	<b>1,125 SF</b>	<b>202</b>	<b>CHINA FOOD</b>	<b>1,050 SF</b>
<b>104</b>	<b>CHANELLO'S PIZZA</b>	<b>1,500 SF</b>	<b>203</b>	<b>MARSHA'S SKIN CARE</b>	<b>1,689 SF</b>
<b>105</b>	<b>TAO FEET SPA</b>	<b>1,500 SF</b>	<b>204</b>	<b>COLD STONE CREAMERY</b>	<b>1,448 SF</b>
<b>106</b>	<b>UPS</b>	<b>1,500 SF</b>	<b>205</b>	<b>HAIR CUTTERY</b>	<b>1,448 SF</b>
<b>107</b>	<b>VIRGINIA ABC</b>	<b>3,750 SF</b>	<b>206</b>	<b>SUBWAY</b>	<b>1,448 SF</b>

Brenneman Farm Marketplace



Walmart

Salem Rd 15,900 VPD

Lynnhaven Pkwy 21,000 VPD



**LYNNHAVEN SQUARE**

**SUBWAY**

**ABC** **COLD STONE CREAMERY**

coastal vision

**SPENCE CROSSING**

- 160 Villas
- 160 Luxury Villas
- 138 3Story Townhouses
- 184 Single Family Homes
- 288 Apartments

Princess Anne Rd 47,000 VPD

**Farm Fresh**

**TARGET**

**TIDEWATER COMMUNITY COLLEGE**

24,832 Students

**LANDSTOWN HIGH SCHOOL**

2,400 Students

**SENTARA MEDICAL COMPLEX**

72 acres

120 Bed Hospital

**VIRGINIA BEACH SPORTS COMPLEX**

**VIRGINIA BEACH AMPHITHEATER**

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ADDITIONAL PHOTOS



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## DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	17,860	122,374	243,494
Households	5,986	43,312	87,661
Families	4,736	32,306	64,092
Average Household Size	2.98	2.82	2.75
Owner Occupied Housing Units	4,527	30,576	60,651
Renter Occupied Housing Units	1,459	12,736	27,010
Median Age	32.7	33.1	34.2
<b>2017 Summary</b>			
Population	18,869	127,733	256,703
Households	6,276	45,008	92,268
Families	4,934	33,296	66,756
Average Household Size	3.00	2.83	2.75
Owner Occupied Housing Units	4,531	30,357	60,973
Renter Occupied Housing Units	1,744	14,651	31,295
Median Age	34.5	34.8	35.8
Median Household Income	\$69,387	\$67,951	\$67,666
Average Household Income	\$82,018	\$80,799	\$80,616
<b>2022 Summary</b>			
Population	19,571	131,852	266,248
Households	6,489	46,367	95,659
Families	5,087	34,162	68,857
Average Household Size	3.01	2.84	2.76
Owner Occupied Housing Units	4,661	31,136	63,023
Renter Occupied Housing Units	1,829	15,231	32,636
Median Age	36.3	36.2	37.1
Median Household Income	\$73,291	\$73,244	\$73,096
Average Household Income	\$89,865	\$89,776	\$89,597
<b>Trends: 2017-2022 Annual Rate</b>			
Population	0.73%	0.64%	0.73%
Households	0.67%	0.60%	0.72%
Families	0.61%	0.51%	0.62%
Owner Households	0.57%	0.51%	0.66%
Median Household Income	1.10%	1.51%	1.56%



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