



RETAIL PROPERTY FOR LEASE

## COLUMBUS SQUARE

4435 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	4,821 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	12,600 SF
<b>Traffic Count:</b>	50,000 VPD on Virginia Beach Blvd

## PROPERTY OVERVIEW

Located in the Town Center area of Virginia Beach two stoplights from the busiest intersection in Hampton Roads (Independence Blvd 84,000 VPD & Virginia Beach Blvd 55,000 VPD).

## PROPERTY HIGHLIGHTS

- Former Mattress Firm.
- Easy access to I-264 with a daytime population of 22,000 within 1 mile.
- 68 surface parking spaces.
- Area retailers include Bed Bath & Beyond, Barnes & Noble, Ulta, Five Below, West Elm, Anthropologie, Pottery Barn, Lululemon, Williams Sonoma, Fresh Market, Nordstrom Rack, Target, DSW, Kohl's, Diamonds Direct.
- Wegman's & Shake Shack coming soon.
- Area restaurants include P.F. Chang's, Cheesecake Factory, California Pizza Kitchen, Yard House, Ruth's Chris Steakhouse, BRAVO, Panera.
- Centrally located in the second largest MSA in Virginia, Hampton Roads - with a population of almost 2 million.





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LOCAL AREA

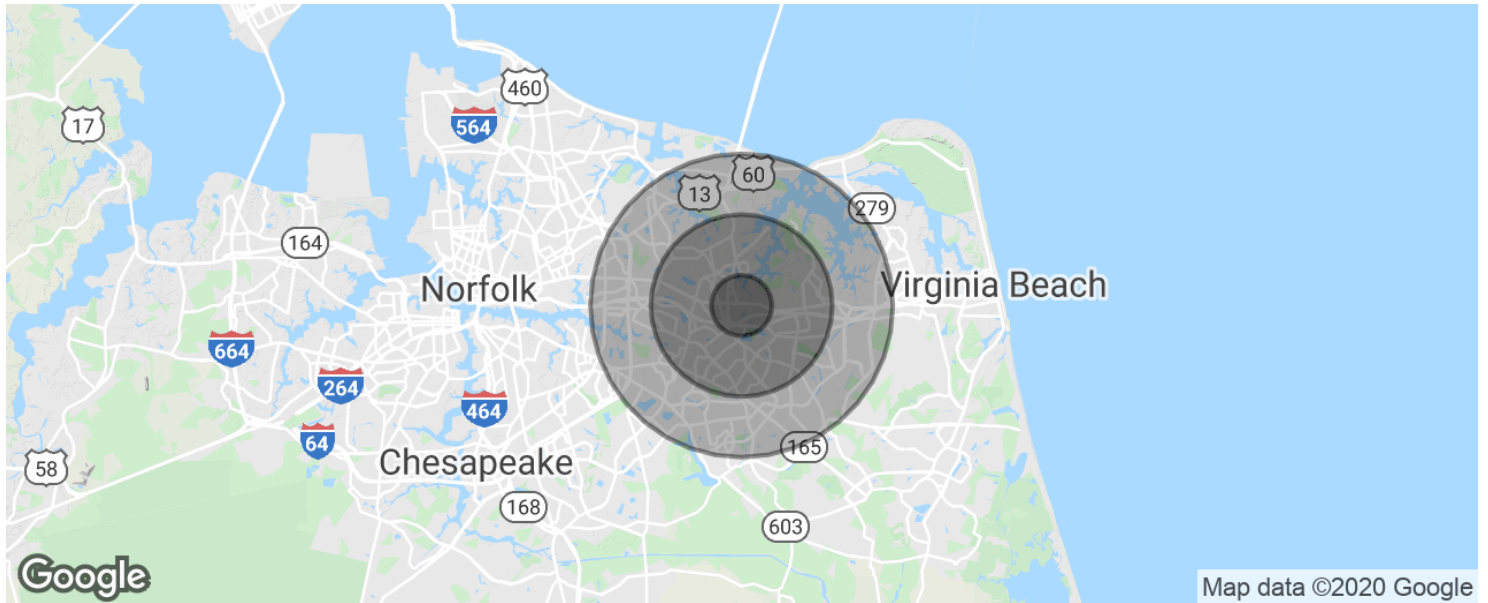




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## DEMOGRAPHICS MAP & REPORT

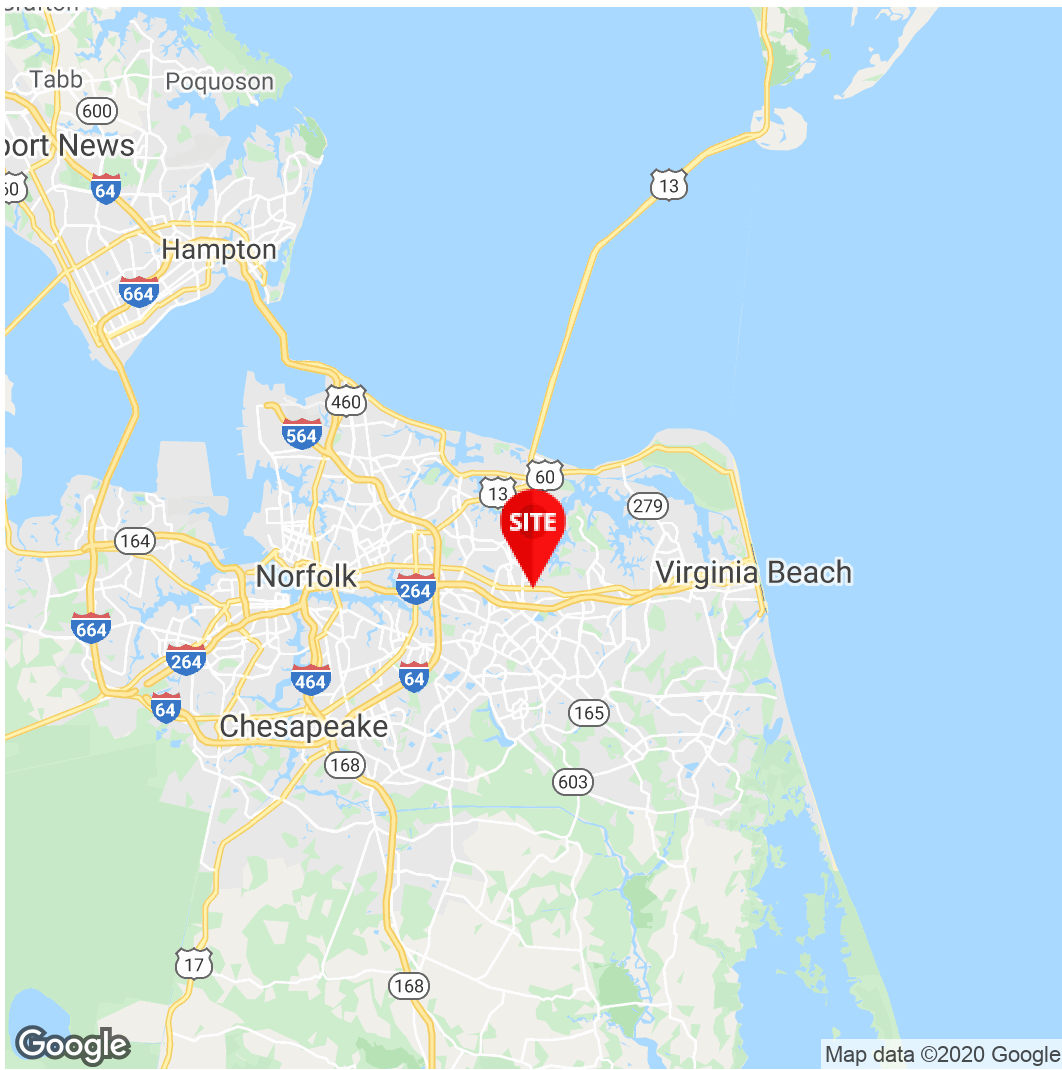


### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,790	120,619	300,501
Median age	34.1	35.9	35.6
Median age (Male)	33.4	35.1	34.4
Median age (Female)	34.3	37.1	36.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,958	47,414	114,786
# of persons per HH	2.3	2.5	2.6
Average HH income	\$64,579	\$70,645	\$74,682
Average house value	\$285,142	\$280,057	\$289,510



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