



**4,000 SF SPACE
AVAILABLE**

RETAIL PROPERTY FOR LEASE

BROAD CREEK SHOPPING CENTER

1261 NORTH MILITARY HIGHWAY, NORFOLK, VA 23502



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Lot Size:	43.06 Acres
Building Size:	382,526 SF
Zoning:	B-2
Traffic Count:	45,000

PROPERTY OVERVIEW

Target, Home Depot, and Food Lion anchored power center centrally located in Norfolk's dominant retail corridor. Broad Creek draws from a regional trade area due to its proximity to both I-64 and I-264. With a half mile of frontage and three separate entrances, Broad Creek offers its retailers prime visibility while providing its customers easy accessibility, convenient parking, and a no hassle shopping experience.

PROPERTY HIGHLIGHTS

- Home to 30 popular retailers and restaurants with regional draw
- Expansion of Military Highway complete to handle increasing traffic counts
- Less than two miles from Ikea and Simon Outlet Mall

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,251	33,941	110,032
Total Population:	9,559	94,368	300,456
Average HH Income:	\$57,569	\$56,376	\$58,151

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SITE PLAN



RETAILER MAP



Norfolk International Airport

Norfolk Premium Outlets

NORFOLK IKEA COMING SOON

BROAD CREEK SHOPPING CENTER



JANAF Shopping Center

31,000 VPD

Military Circle Mall

DAVID'S BRIDAL

DOLLAR GENERAL



200,000 VPD

121,000 VPD

51,000 VPD

264

13

165

64

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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,898	95,979	299,472
Households	2,527	35,828	116,245
Families	1,675	23,459	73,721
Average Household Size	2.64	2.58	2.49
Owner Occupied Housing Units	1,120	19,737	62,450
Renter Occupied Housing Units	1,407	16,091	53,795
Median Age	31.8	32.9	33.7
2017 Summary			
Population	7,422	100,038	312,567
Households	2,712	37,308	121,438
Families	1,789	24,224	75,991
Average Household Size	2.65	2.59	2.49
Owner Occupied Housing Units	1,061	19,331	61,666
Renter Occupied Housing Units	1,651	17,977	59,772
Median Age	33.0	34.3	35.0
Median Household Income	\$52,113	\$47,599	\$50,755
Average Household Income	\$59,273	\$59,171	\$65,069
2022 Summary			
Population	7,731	102,848	321,963
Households	2,820	38,358	125,216
Families	1,856	24,800	77,864
Average Household Size	2.66	2.59	2.49
Owner Occupied Housing Units	1,069	19,832	63,461
Renter Occupied Housing Units	1,751	18,527	61,755
Median Age	33.4	35.2	36.0
Median Household Income	\$54,303	\$50,170	\$53,309
Average Household Income	\$65,949	\$66,016	\$73,521
Trends: 2017-2022 Annual Rate			
Population	0.82%	0.56%	0.59%
Households	0.78%	0.56%	0.61%
Families	0.74%	0.47%	0.49%
Owner Households	0.15%	0.51%	0.58%
Median Household Income	0.83%	1.06%	0.99%

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS





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