



RETAIL PROPERTY FOR LEASE

# THE TOWN CENTER OF VIRGINIA BEACH

222 CENTRAL PARK AVE, VIRGINIA BEACH, VA 23462





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## TOWN CENTER OVERVIEW



### SUMMARY

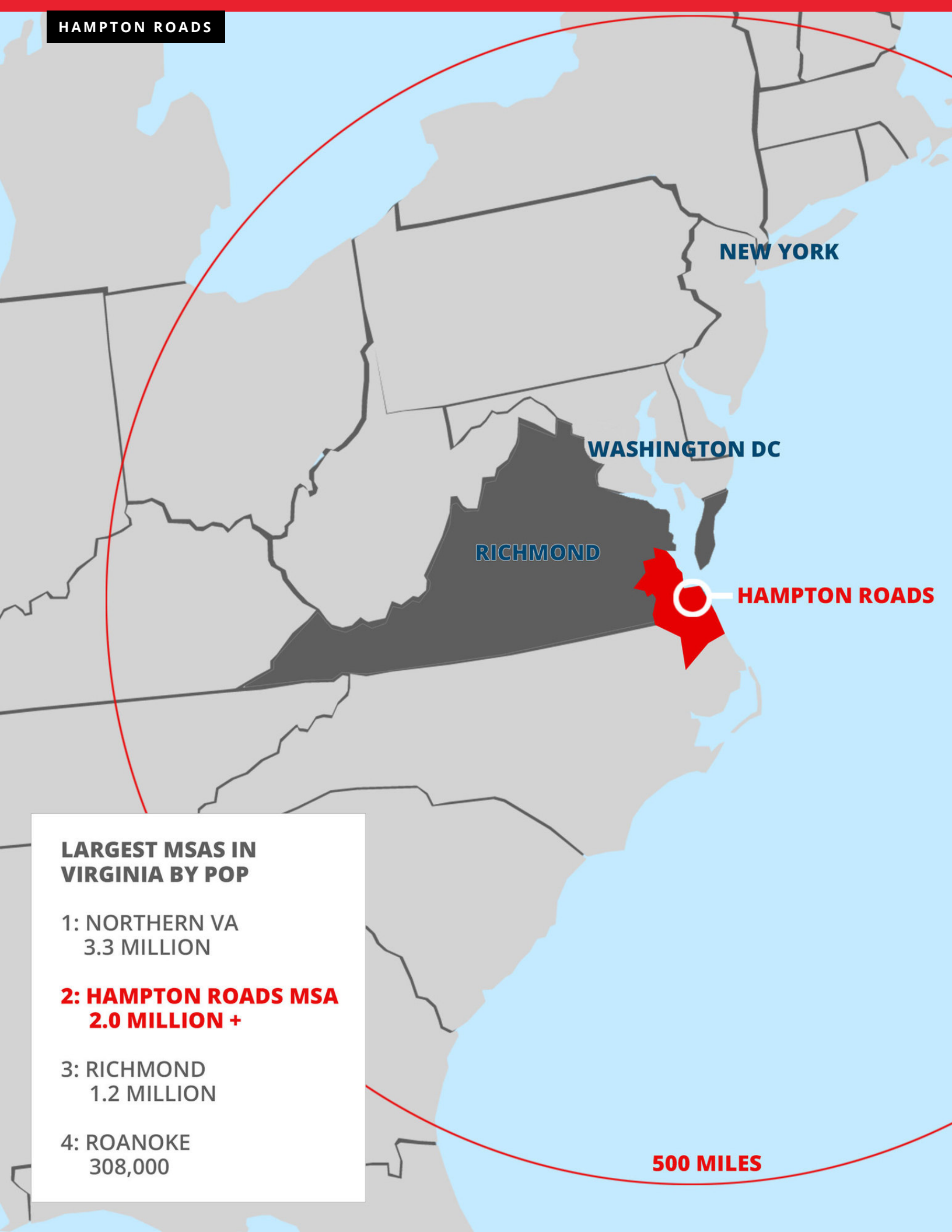
<b>Overall Size:</b>	Approx. 36 Acres
<b>Retail:</b>	Approx. 450,000 Square Feet
<b>Office:</b>	Approx. 1,000,000 Square Feet
<b>Entertainment:</b>	Approx. 162,000 Square Feet
<b>Hotels:</b>	236-Key Westin 176-Key Hilton
<b>Residential:</b>	934 Upscale Units

### PROPERTY OVERVIEW

Town Center features a large daytime population, 934 residences, The Westin and Hilton hotels, Sandler Center - a 1,300 seat performing arts theater and 450,000 square feet of leased retail space. If that's not enough, Town Center is located just 11 miles from the Virginia Beach Oceanfront and Norfolk, placing it at the very center of business and shopping in our market.

### PROPERTY HIGHLIGHTS

- Approximately 6,000 on-site daytime employees/students and 27,000 workers within a mile of Town Center.
- Centrally located in the second largest MSA in Virginia, Hampton Roads - with a population of almost 2 million.
- 13 million tourists visit Virginia Beach annually.
- The Sandler Center performing arts theater bring over 67,000 patrons to Town Center annually.



**LARGEST MSAS IN VIRGINIA BY POP**

1: NORTHERN VA  
3.3 MILLION

**2: HAMPTON ROADS MSA  
2.0 MILLION +**

3: RICHMOND  
1.2 MILLION

4: ROANOKE  
308,000

**500 MILES**





FLOOR DECOR

Michael's  
Where Creativity Happens

CHIPOTE  
MEXICAN GRILL

Panera  
BREAD

Diamonds Direct

Tuesday Morning

TARGET

KOHL'S

Ruby  
Tuesday

BARNES & NOBLE  
BOOKSELLERS

ULTA  
BEAUTY

OFF BROADWAY  
SHOE  
WAREHOUSE

Stein Mart

Jason's deli

SHAKE  
SHACK

DAVID'S BRIDAL

BED BATH &  
BEYOND  
Beyond any store of its kind!

REGAL  
CINEMAS

J. CREW MERCANTILE

OLD NAVY

ROMANO'S  
Macaroni  
GRILL

REI

THE FRESH  
MARKET

DSW

NORDSTROM  
rack

SMITKEY  
BONES  
Hot & Fresh Grill

STARBUCKS  
COFFEE

TACO  
BELL

T-Mobile

VIRGINIA BEACH BLVD  
55,000 VPD

Wegmans

MISSION BBQ

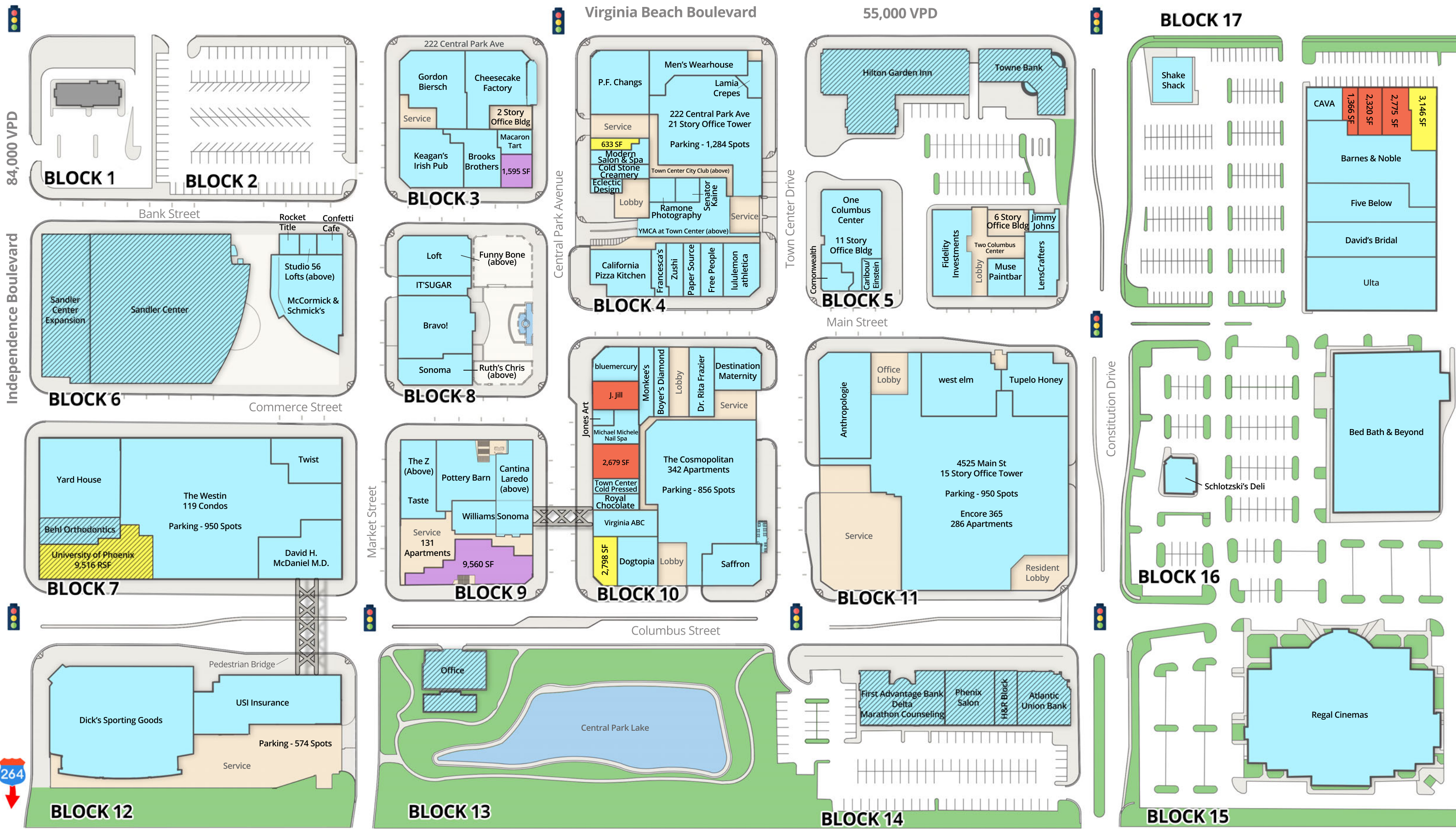
INDEPENDENCE BLVD  
84,000 VPD

**Town Center of Virginia Beach**

RUTH'S CHRIS STEAK HOUSE	ANN TAYLOR LOFT	Gordon Biersch BREWING COMPANY	Yard House
destination maternity the maternity superstore	MCCORMICK & SCHMICK'S SEAFOOD & STEAKS	Brooks Brothers	The Cheesecake Factory
lululemon	athletica	west elm	Free People
ANTHROPOLOGIE	PAPER SOURCE	PF CHANG'S	
Cantina LAREDO	POTTERY BARN	WILLIAMS SONOMA	
bluemercury makeup • skincare • spa	Monkee's	dogtopia	

BEST  
BUY





**Town Center Leasing Plan**







**New small shops facing Virginia Beach Blvd**



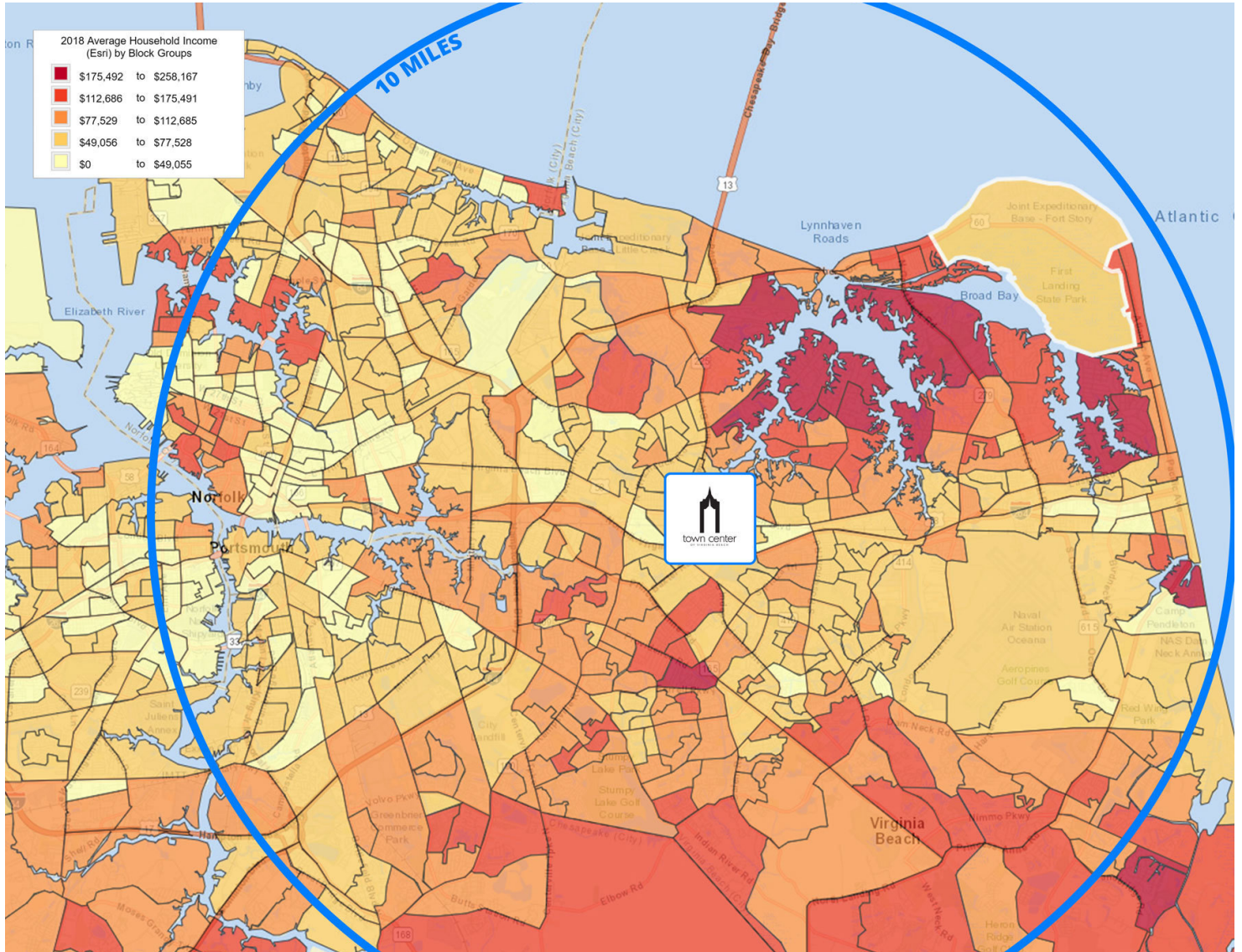
**Total of 9,600 SF available (divisible)**



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INCOME CENTERS



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## TOWN CENTER TENANTS



### Town Center Retailers



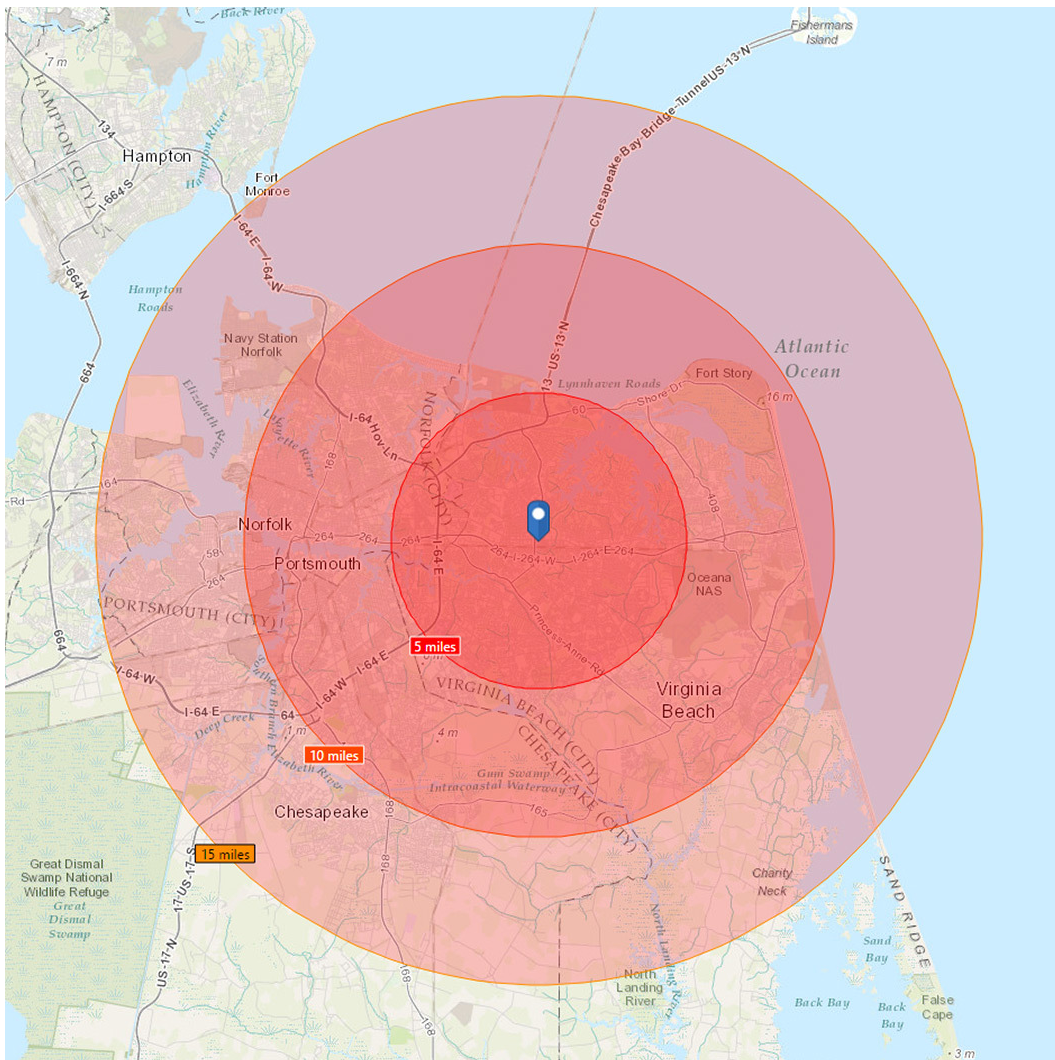
### Town Center Restaurants



### Other Surrounding Retailers







**Gerald Divaris**  
 Chairman / CEO  
 757.497.2113  
 Gdivaris@divaris.com

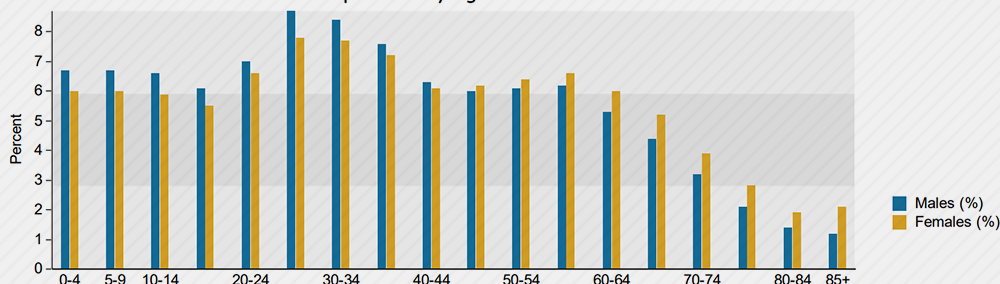
**Sezin Cortinas**  
 Senior Vice President  
 757.497.2113  
 Scortinas@divaris.com

**Erica Rorrer**  
 Senior Vice President ,  
 Associate Broker  
 757.333.4388  
 Erorrer@divaris.com

## DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
<b>Population</b>	300,963	757,554	1,005,384
<b>Households</b>	114,240	291,138	371,949
<b>Families</b>	77,989	189,114	246,675
<b>Average Household Size</b>	2.61	2.54	2.57
<b>Median Age</b>	36.5	36.0	34.7
<b>Median Household Income</b>	\$63,863	\$60,365	\$61,249
<b>Average Household Income</b>	\$81,627	\$79,975	\$80,798

2018 Population by Age and Sex



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