



RETAIL PROPERTY FOR LEASE

LYNNHAVEN SQUARE

2077-2085 LYNNHAVEN PARKWAY, VIRGINIA BEACH, VA 23456



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,625 SF
Lease Rate:	Negotiable
Building Size:	22,933 SF
Zoning:	B-2
Lot Size:	1.2 Acres
Traffic Counts:	36,900 VPD
Parking Spaces:	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

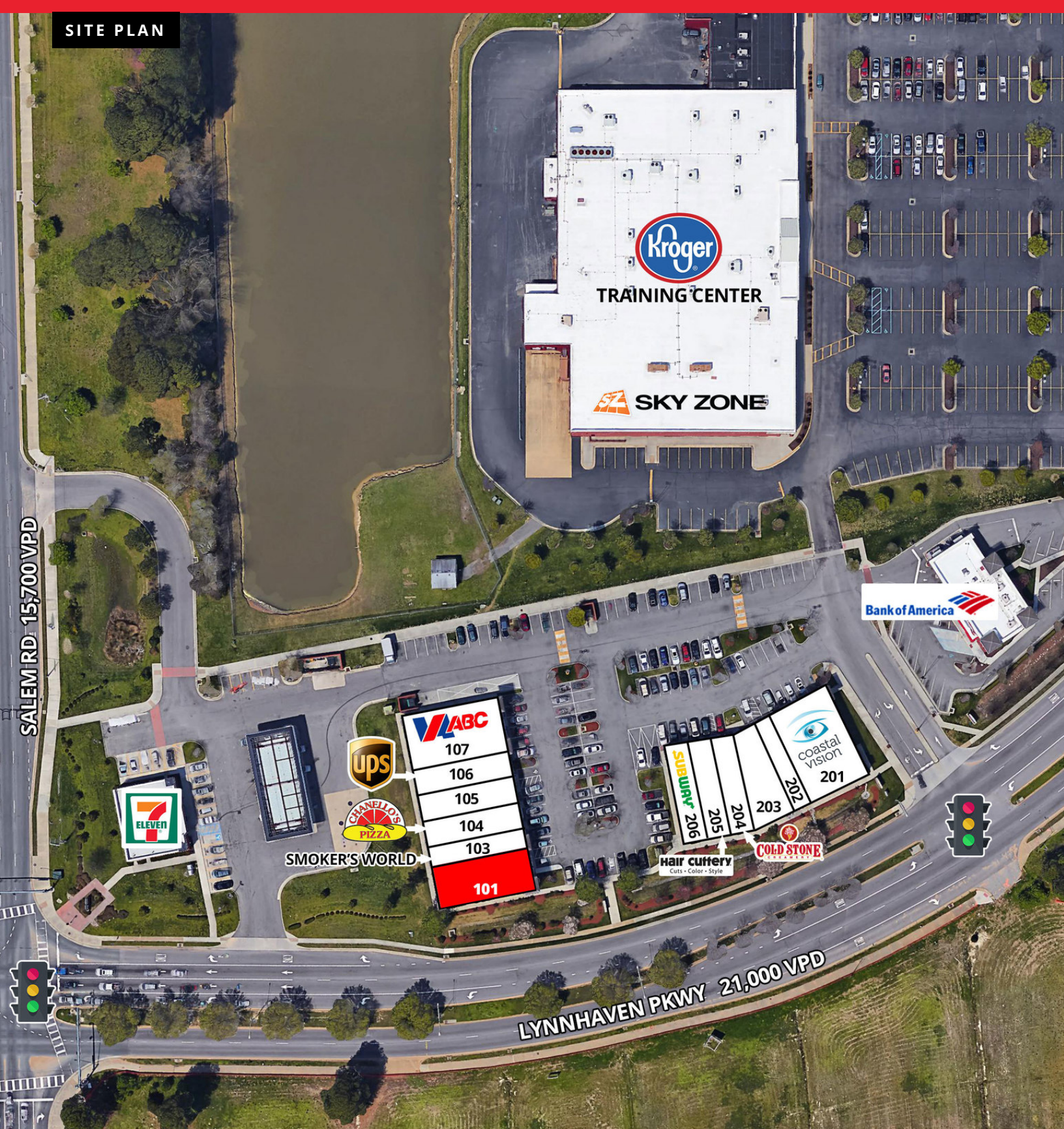
- 2,625 sf former Verizon endcap space available with prime visibility and monument signage on Lynnhaven Parkway
- Adjacent to Spence Crossing, a brand new 130 acre mixed use project
- 21,000 VPD on Lynnhaven Parkway

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

SALEM RD 15,700 VPD

LYNNHAVEN PKWY 21,000 VPD



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

Brenneman Farm Marketplace



Marshalls



Salem Rd 15,900 VPD



Lynnhaven Pkwy 21,000 VPD

LYNNHAVEN SQUARE



coastal vision

SPENCE CROSSING

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

Princess Anne Rd 47,000 VPD



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
Census 2010 Summary			
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
2017 Summary			
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
2022 Summary			
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
Trends: 2017-2022 Annual Rate			
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%



George Fox

Senior Vice President
 757.333.4380
 Gfox@divaris.com

Kris Fuller

Sales And Leasing
 Associate
 757.333.4321
 Kris.fuller@divaris.com



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