



**LYNNHAVEN PKWY 40,000 VPD**

**RETAIL PROPERTY FOR LEASE**

# NORTH MALL SHOPS

2704 NORTH MALL DRIVE, VIRGINIA BEACH, VA 23454



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,530 - 3,147 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	0.21 Acres
<b>Building Size:</b>	9,354 SF

### AVAILABLE SPACES SF

Suite 104	1,530 SF
Suite 105	3,147 SF

### PROPERTY HIGHLIGHTS

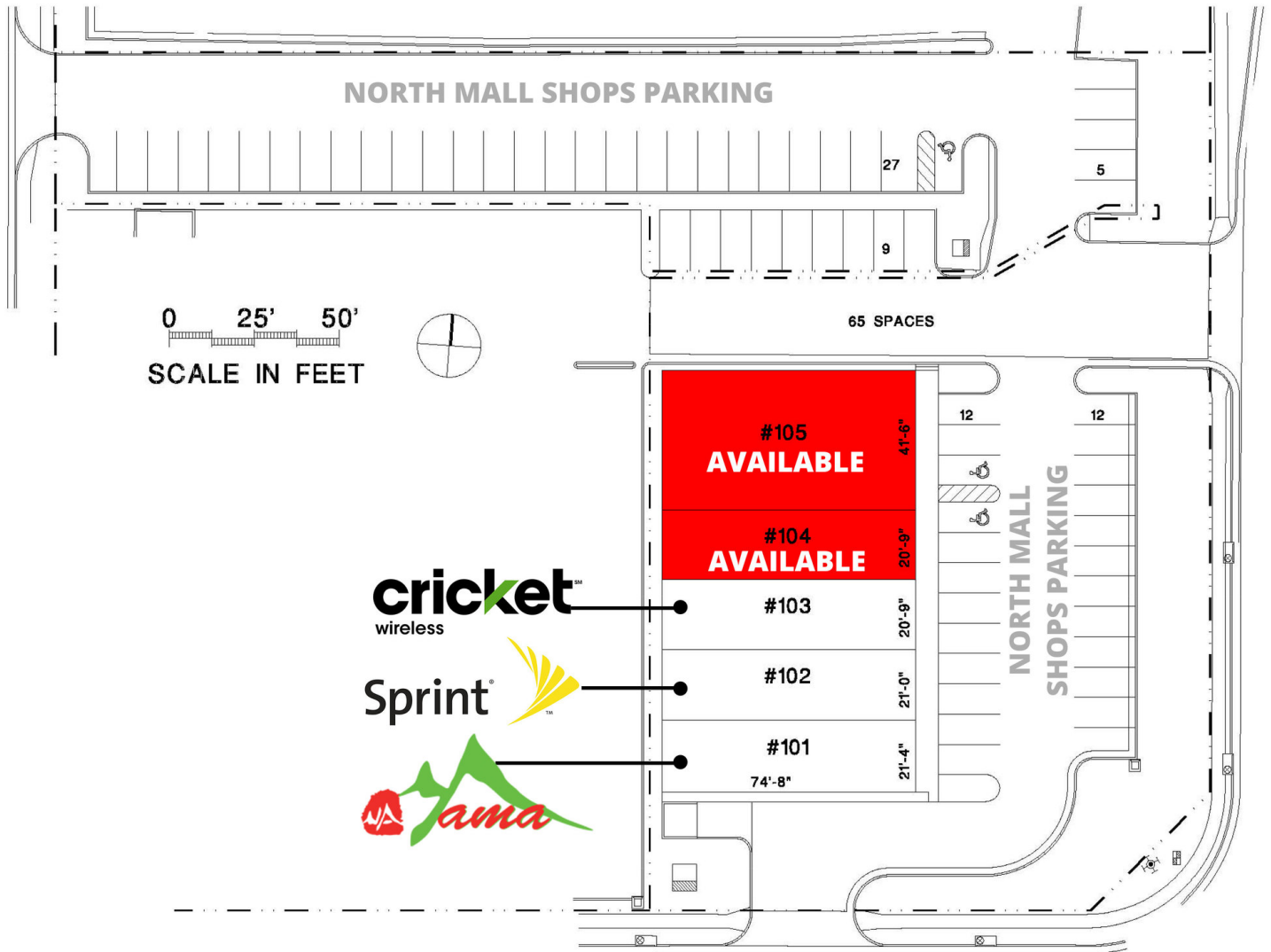
- Recently renovated, North Mall Shops sits at the signalized corner of N. Mall Dr and Lynnhaven Pkwy (40,000 VPD), and has excellent frontage and visibility to Lynnhaven Pkwy, in the shadow of growing Lynnhaven Mall.
- Immediate surrounding retailers include: ToysRUs/BabiesRUs, DSW, Noodles & Company, Chipotle, Five Guys, Sleepy's, and AT&T.
- Mall tenants include: Macy's, Dillard's, Dick's Sporting Goods, JCPenney, Barnes & Noble, and AMC Theaters

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,815	33,261	84,040
Total Population:	7,820	89,317	223,971
Average HH Income:	\$60,198	\$66,597	\$74,072

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SITE PLAN



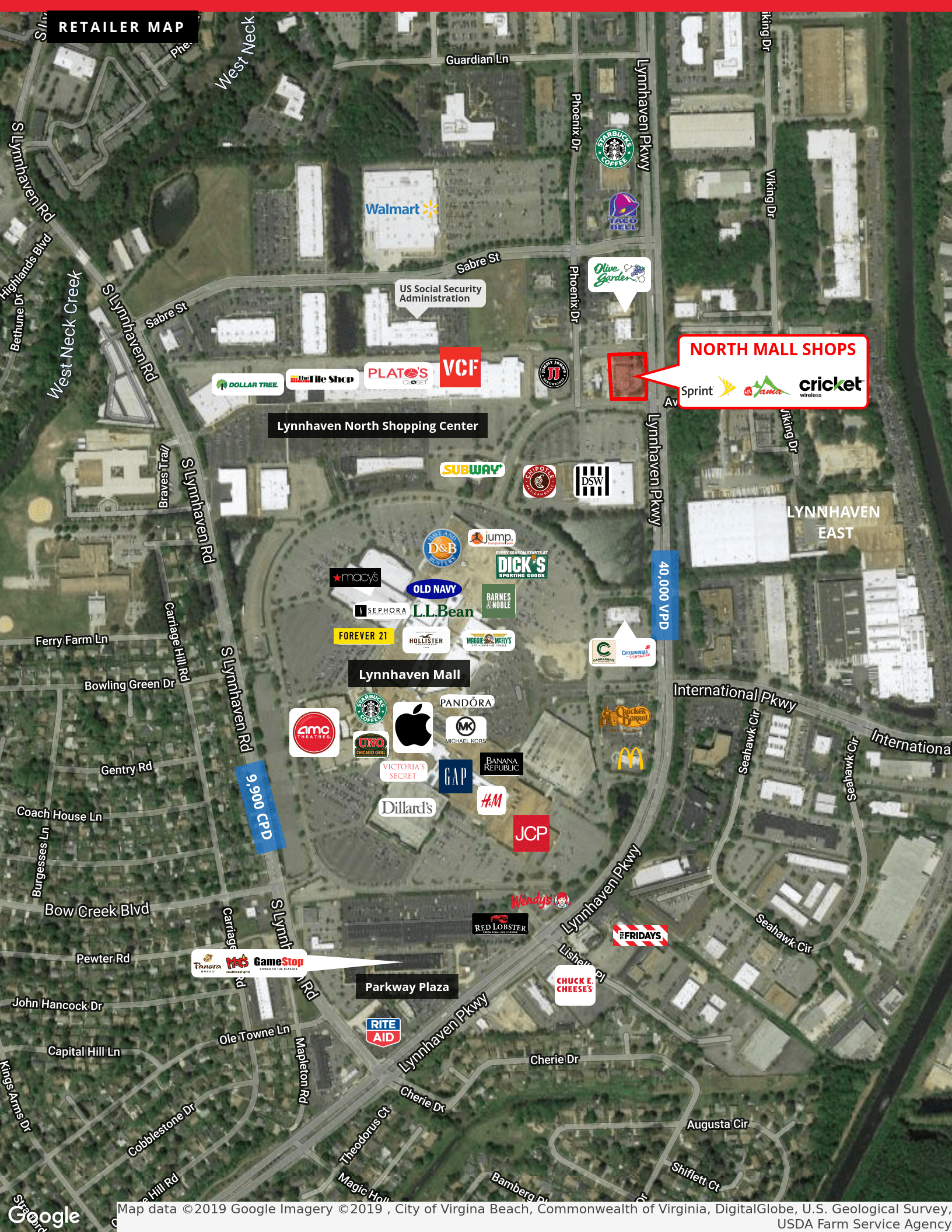
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ADDITIONAL PHOTOS



RETAILER MAP



Lynnhaven North Shopping Center

**NORTH MALL SHOPS**  
Sprint, Cricket, and other services

Lynnhaven Mall

9,900 CPD

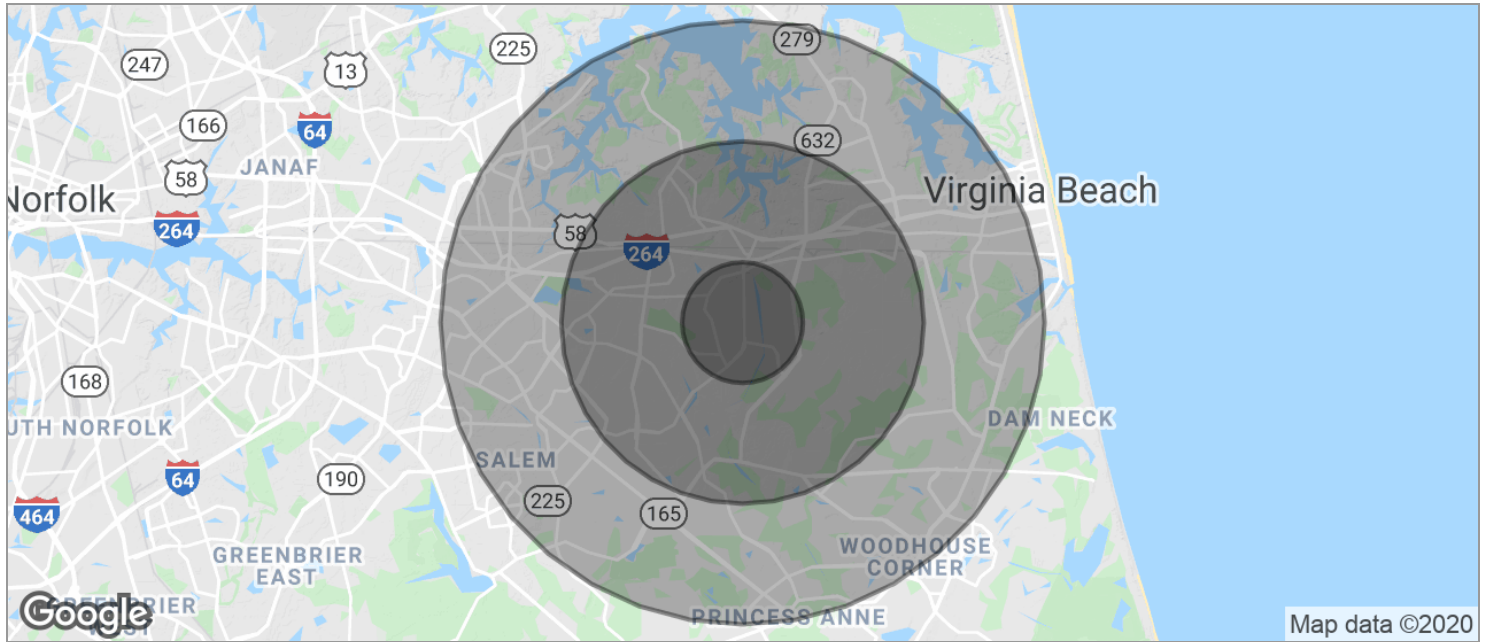
40,000 VPD

Parkway Plaza

# NORTH MALL SHOPS

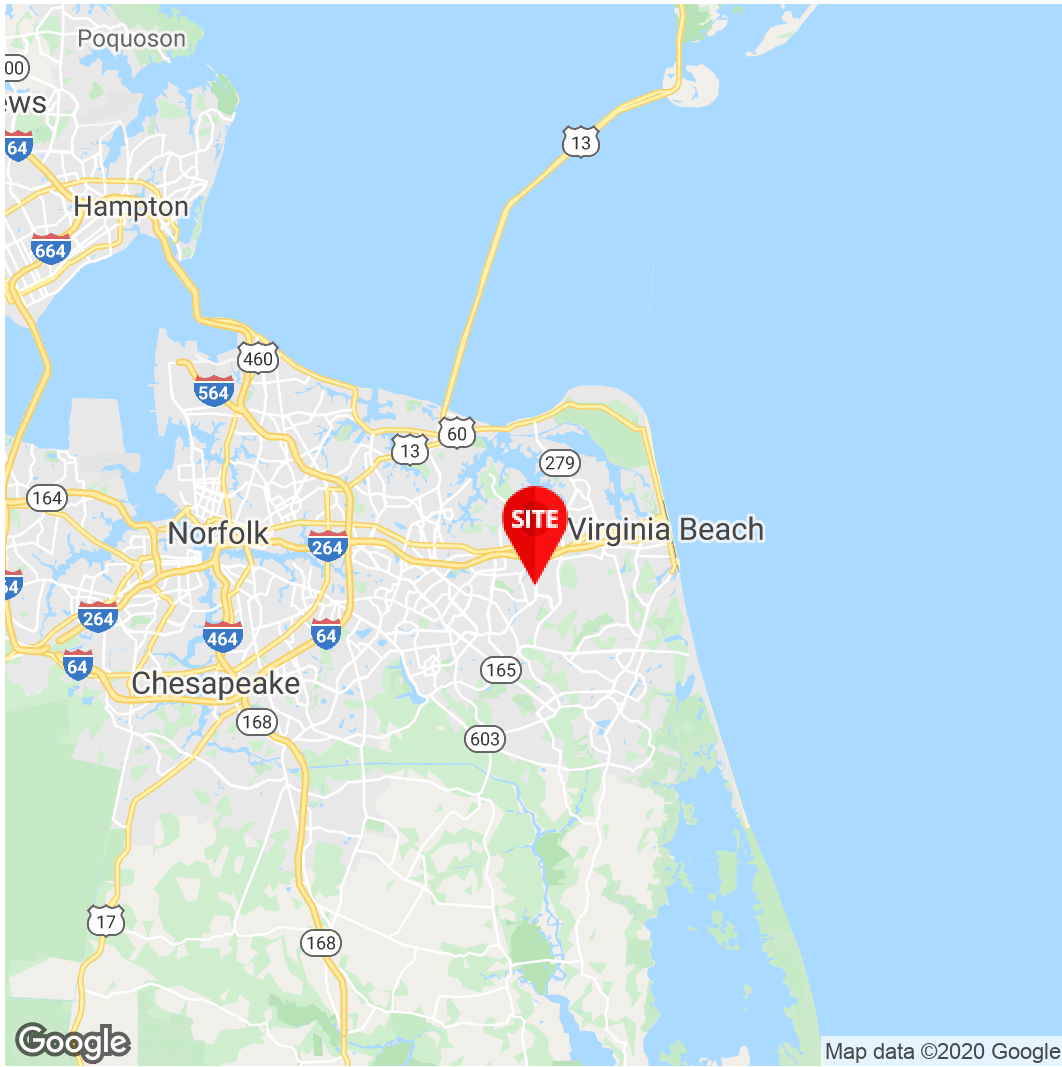
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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,820	89,317	223,971
MEDIAN AGE	32.3	33.0	34.3
MEDIAN AGE (MALE)	30.9	31.7	33.2
MEDIAN AGE (FEMALE)	34.2	34.5	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,815	33,261	84,040
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$60,198	\$66,597	\$74,072
AVERAGE HOUSE VALUE	\$227,999	\$240,159	\$302,959

\* Demographic data derived from 2010 US Census

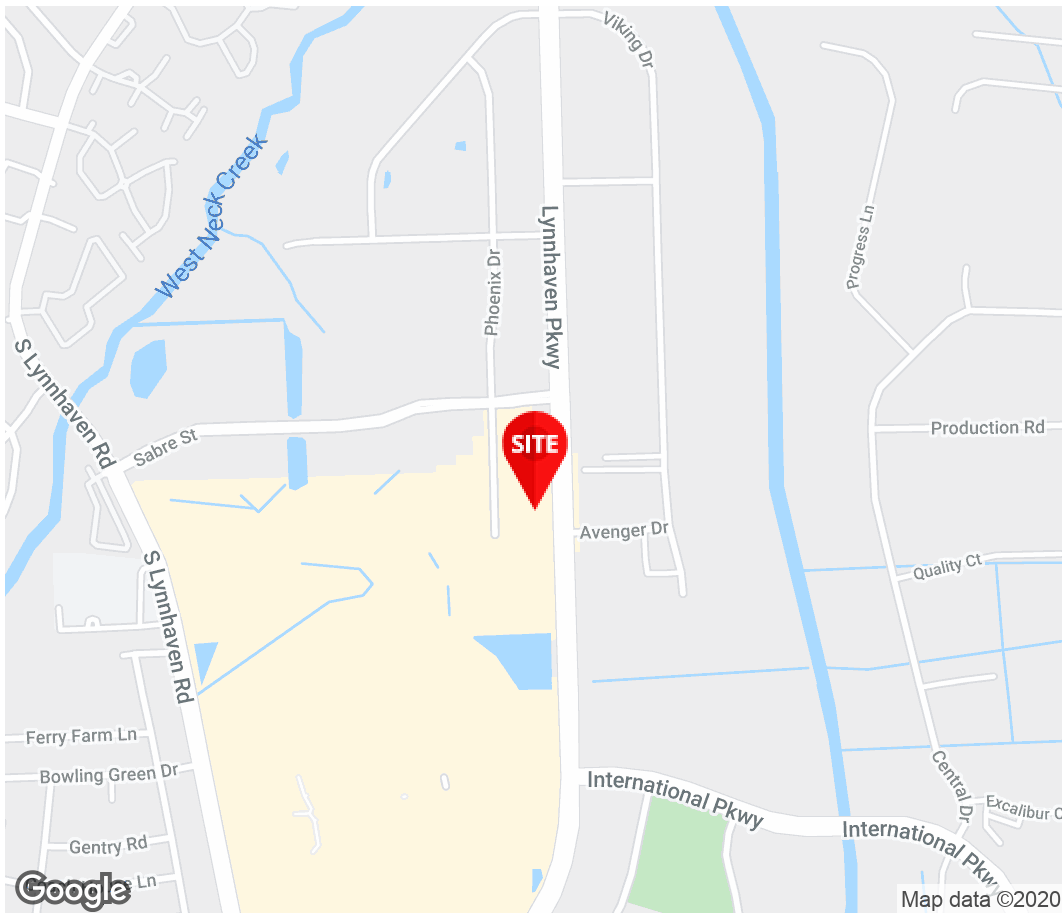


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