



**RETAIL PROPERTY FOR LEASE & SALE**

## LARKSPUR SQUARE

4700-4736 PRINCESS ANNE ROAD, VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,200 - 3,100 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	32,160 SF

<b>AVAILABLE SPACES</b>	<b>SF</b>
Suite 4702	1,700 - 3,100 SF
Suite 4704	2,400 - 3,100 SF
Suite 4712	1,500 SF
Suite 4716/18	3,000 SF
Suite 4732	1,250 SF
Suite 4734	1,200 SF

### PROPERTY OVERVIEW

Larkspur Square is located at the corner of Princess Anne Rd. and Edwin Drive within minutes from Virginia Beach Town Center. This retail center in the heart of densely populated Kempsville area of Virginia Beach. Join tenants such as Allure Salon & Spa and Yama Sushi.

### PROPERTY HIGHLIGHTS

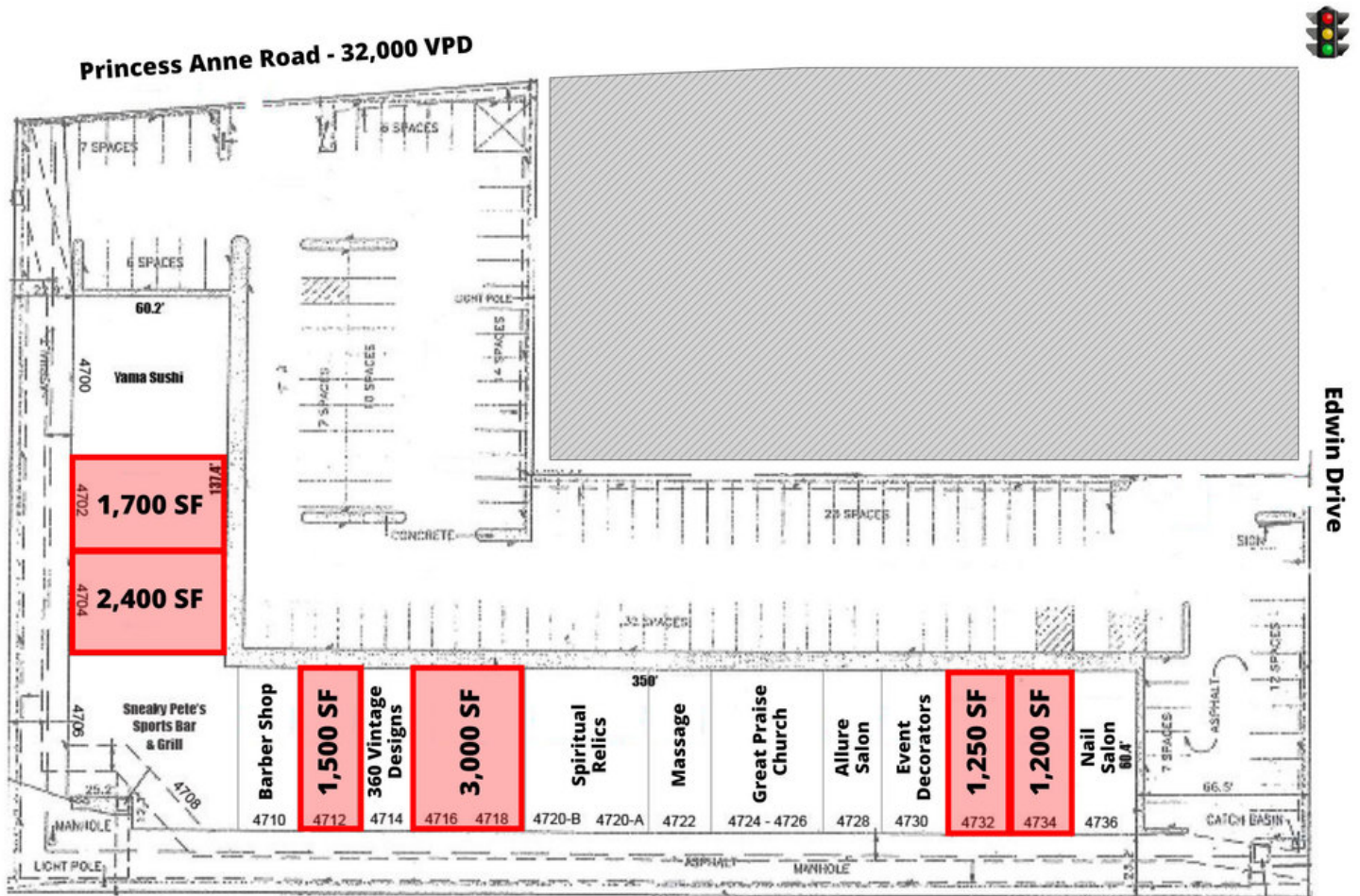
- 32,000 VPD
- Nearby Retailers include Harris Teeter, Petco, Marshall's, Dunkin Donuts, Wendy's, and CVS
- Centrally located in the heart of Hampton Roads
- 5-min drive to Town Center, I-264 and Mount Trashmore
- Nearby Golf course

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households:</b>	5,311	52,939	115,725
<b>Total Population:</b>	13,443	141,775	311,213

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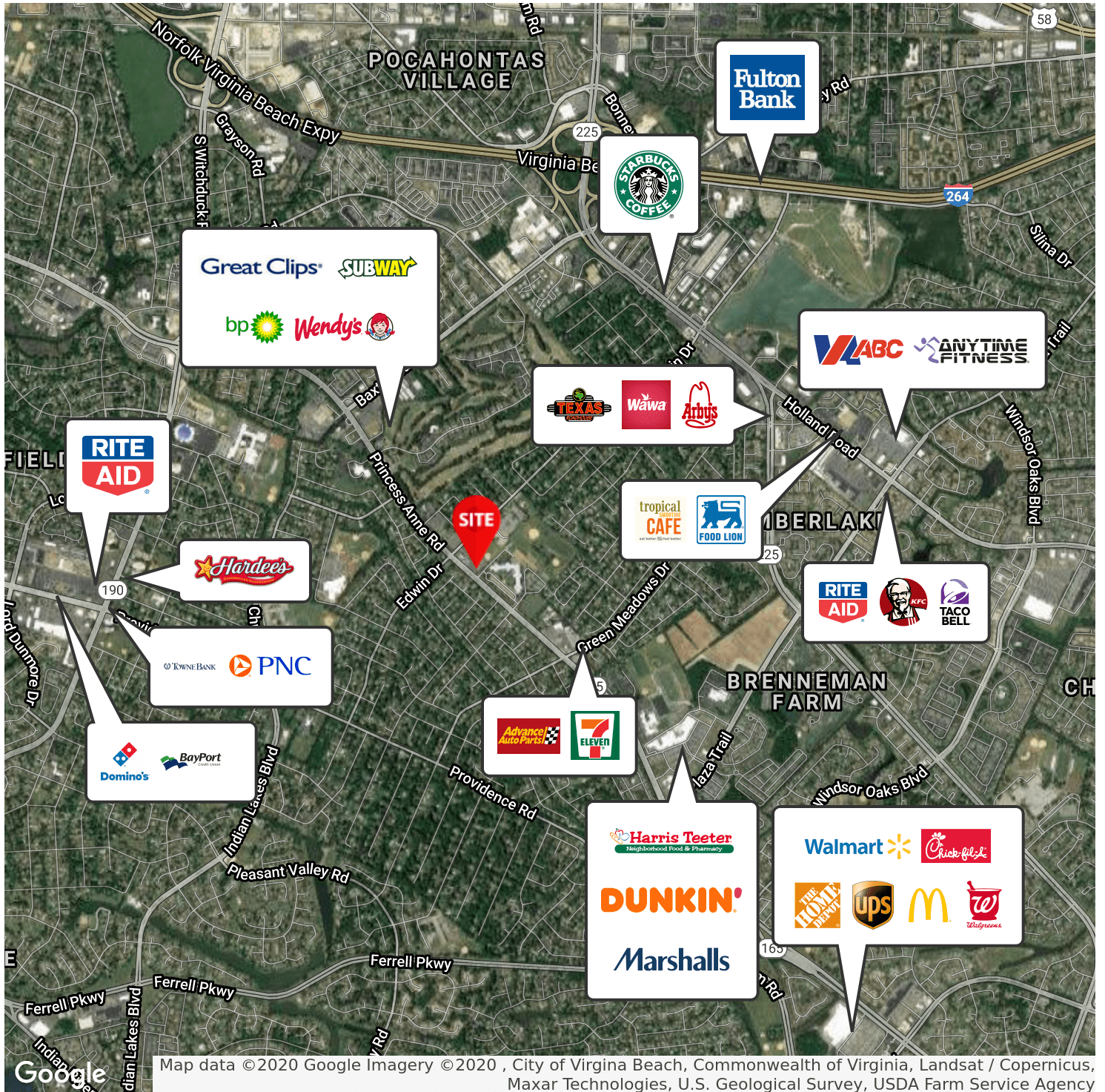
## SITE PLAN



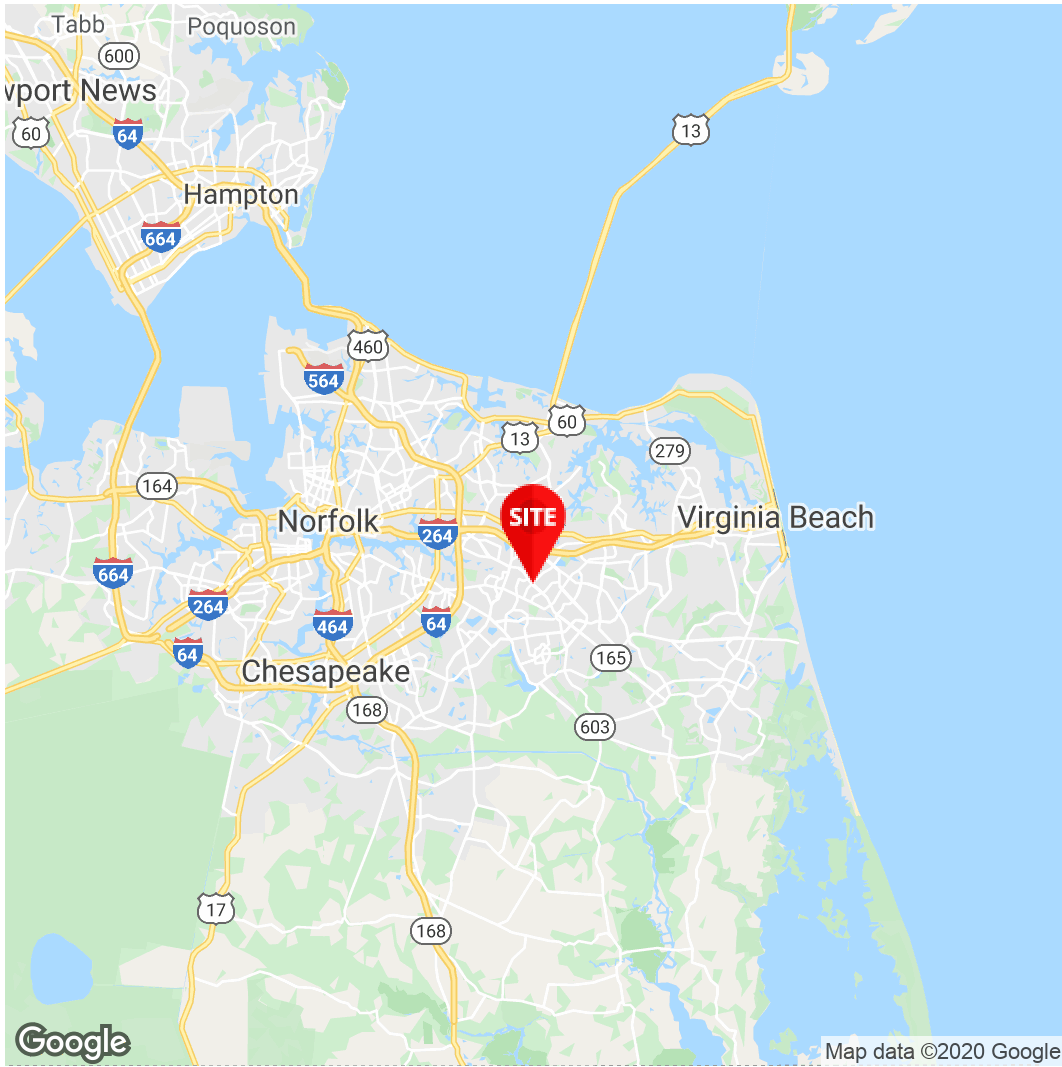
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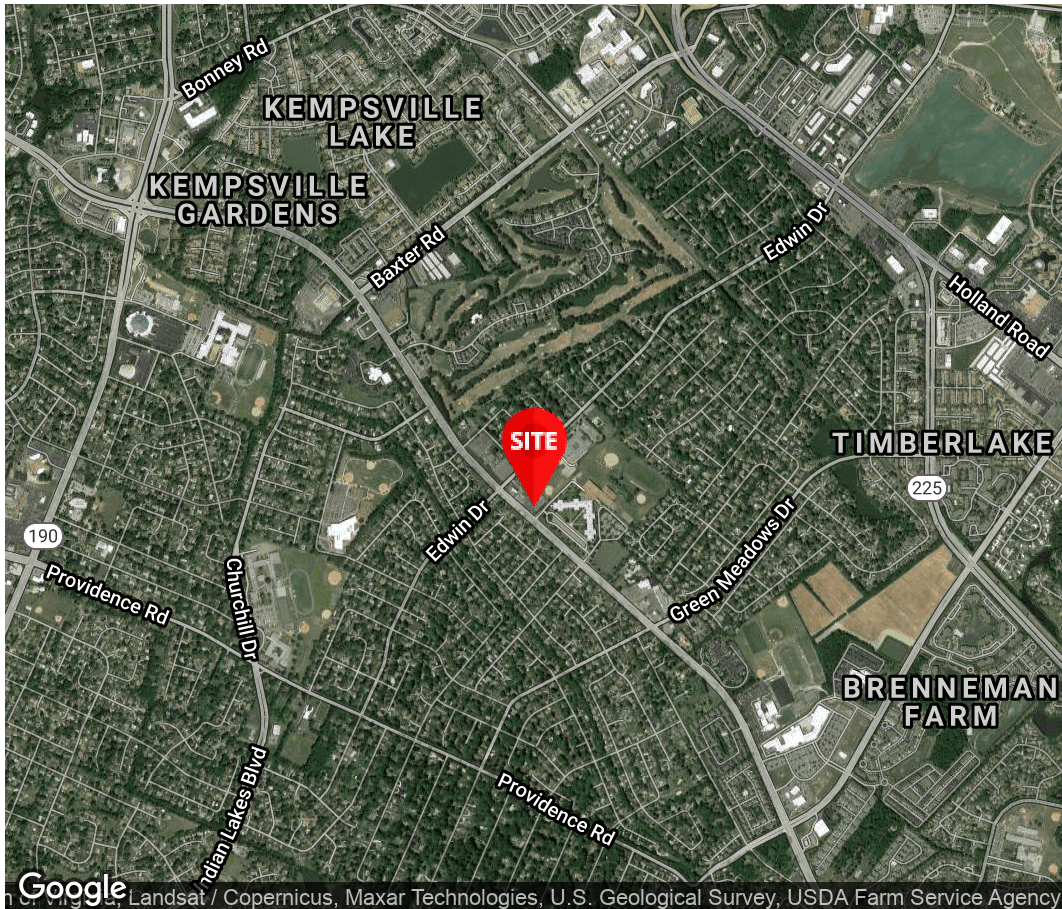
## RETAILER MAP



Map data ©2020 Google Imagery ©2020 , City of Virginia Beach, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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