



RETAIL PROPERTY FOR LEASE

5133-A VIRGINIA BEACH BLVD

VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	7,475 SF
Lease Rate:	Negotiable
Building Size:	37,000 SF

PROPERTY OVERVIEW

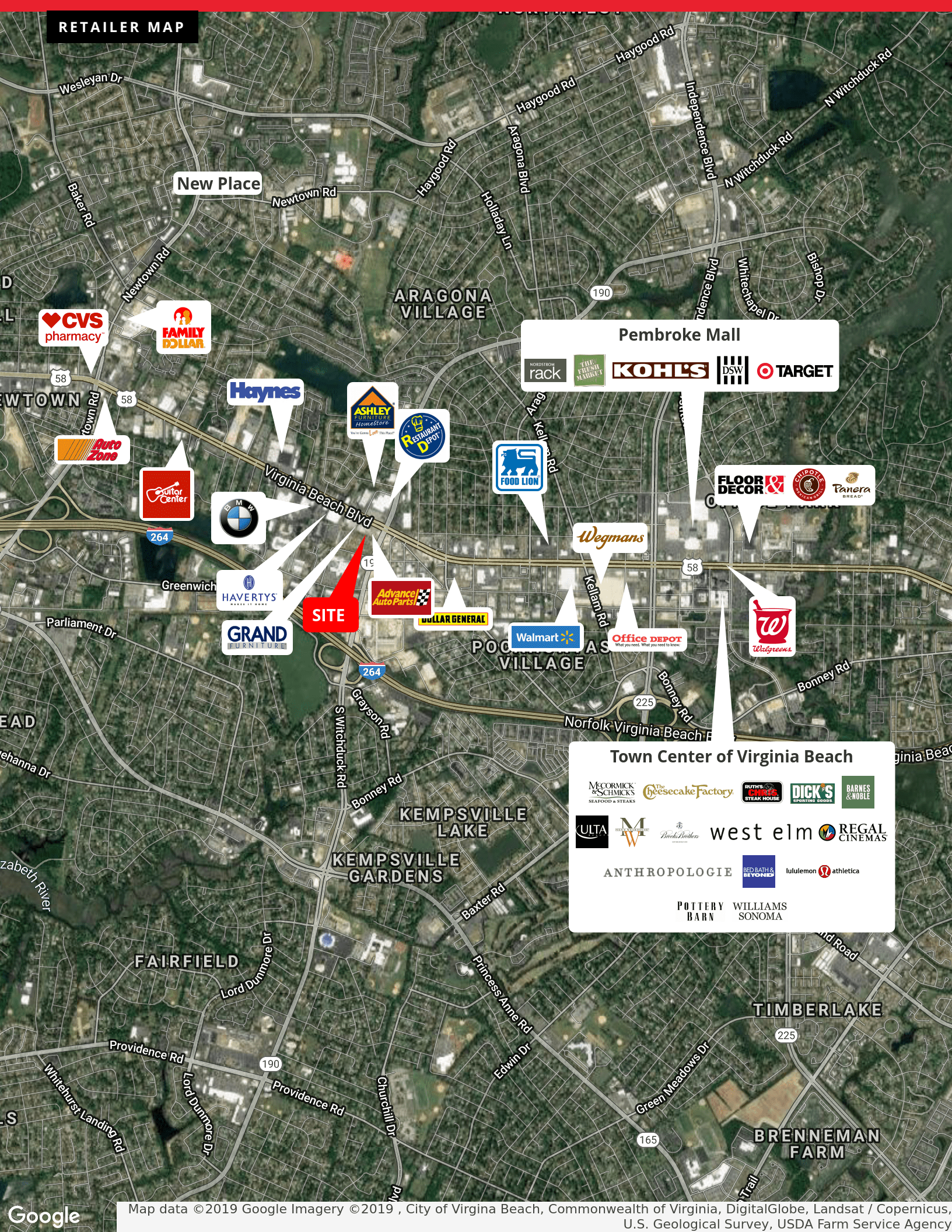
Located on busy Virginia Beach Blvd with excellent visibility in a highly strategic growth area of urban development in VA Beach, just west of Virginia Beach Town Center and Pembroke Mall. Surrounding retailers include Grand Furniture, Haynes Furniture, Walmart, and Restaurant Depot.

PROPERTY HIGHLIGHTS

- 75 feet of frontage, 43 parking spaces, monument signage available
- Adjacent to proposed 240 apartment complex
- 37,000 VPD on Virginia Beach Blvd and less than 1 mile from I-264
- In the heart of Furniture Row

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,197	42,737	108,591
Total Population:	13,359	108,220	286,149
Average HH Income:	\$60,972	\$69,904	\$72,062



New Place

ARAGONA VILLAGE

Pembroke Mall











Town Center of Virginia Beach





















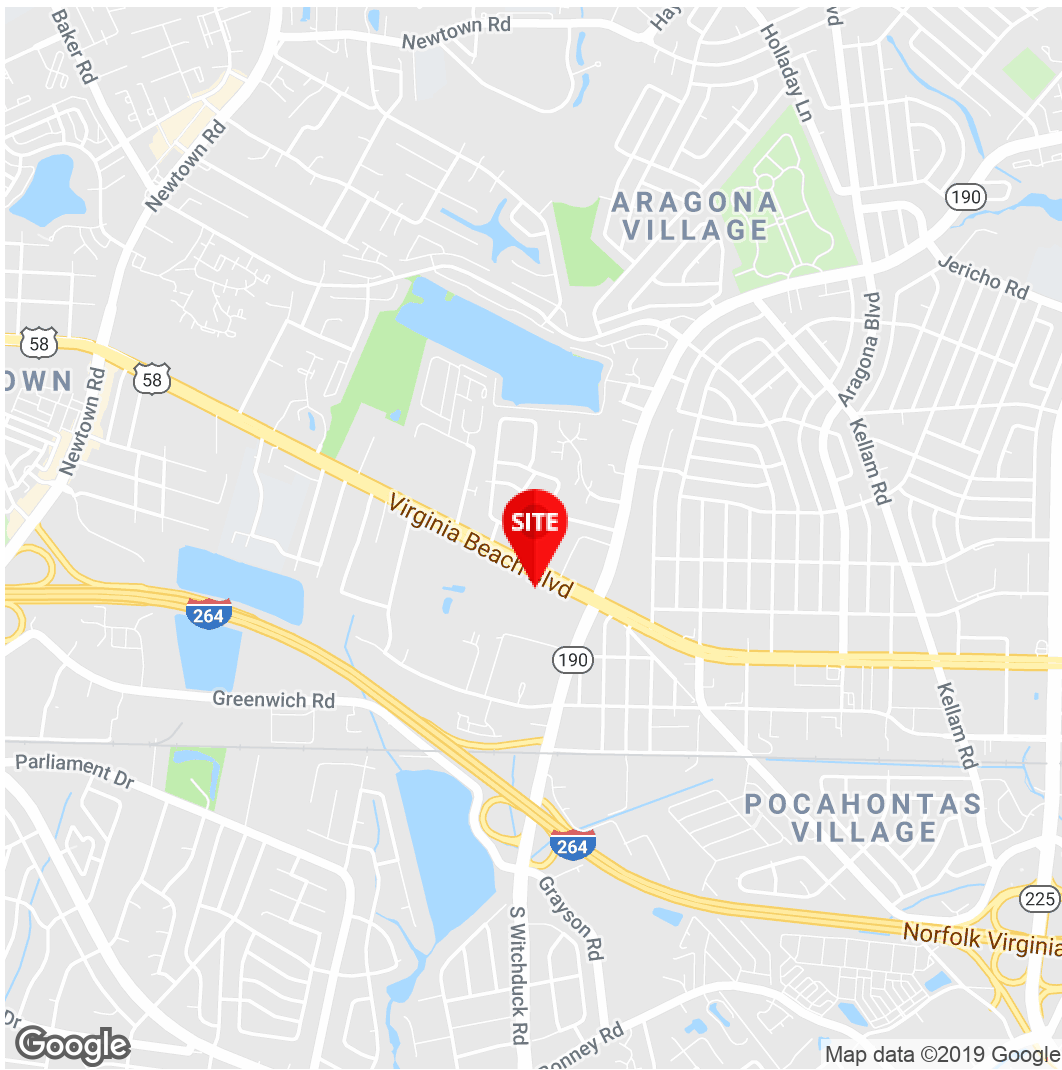
KEMPSVILLE LAKE

KEMPSVILLE GARDENS

FAIRFIELD

TIMBERLAKE

BRENNEMAN FARM



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