

**BROKER BONUS**  
**4% UPFRONT COMMISSION**  
**LEASES SIGNED BY DECEMBER 31**

**4,000 SF SPACE**  
**AVAILABLE**

**RETAIL PROPERTY FOR LEASE**

## BROAD CREEK SHOPPING CENTER

1261 NORTH MILITARY HIGHWAY, NORFOLK, VA 23502



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,440 - 4,000 SF
<b>Lease Rate:</b>	\$19.00 - 21.00 SF/yr (NNN)
<b>Lot Size:</b>	43.06 Acres
<b>Building Size:</b>	382,526 SF
<b>Zoning:</b>	B-2
<b>Traffic Count:</b>	45,000

### PROPERTY OVERVIEW

Target, Home Depot, and Food Lion anchored power center centrally located in Norfolk's dominant retail corridor. Broad Creek draws from a regional trade area due to its proximity to both I-64 and I-264. With a half mile of frontage and three separate entrances, Broad Creek offers its retailers prime visibility while providing its customers easy accessibility, convenient parking, and a no hassle shopping experience.

### PROPERTY HIGHLIGHTS

- Home to 30 popular retailers and restaurants with regional draw
- Expansion of Military Highway complete to handle increasing traffic counts
- Less than two miles from Ikea and Simon Outlet Mall

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,251	33,941	110,032
Total Population:	9,559	94,368	300,456
Average HH Income:	\$57,569	\$56,376	\$58,151

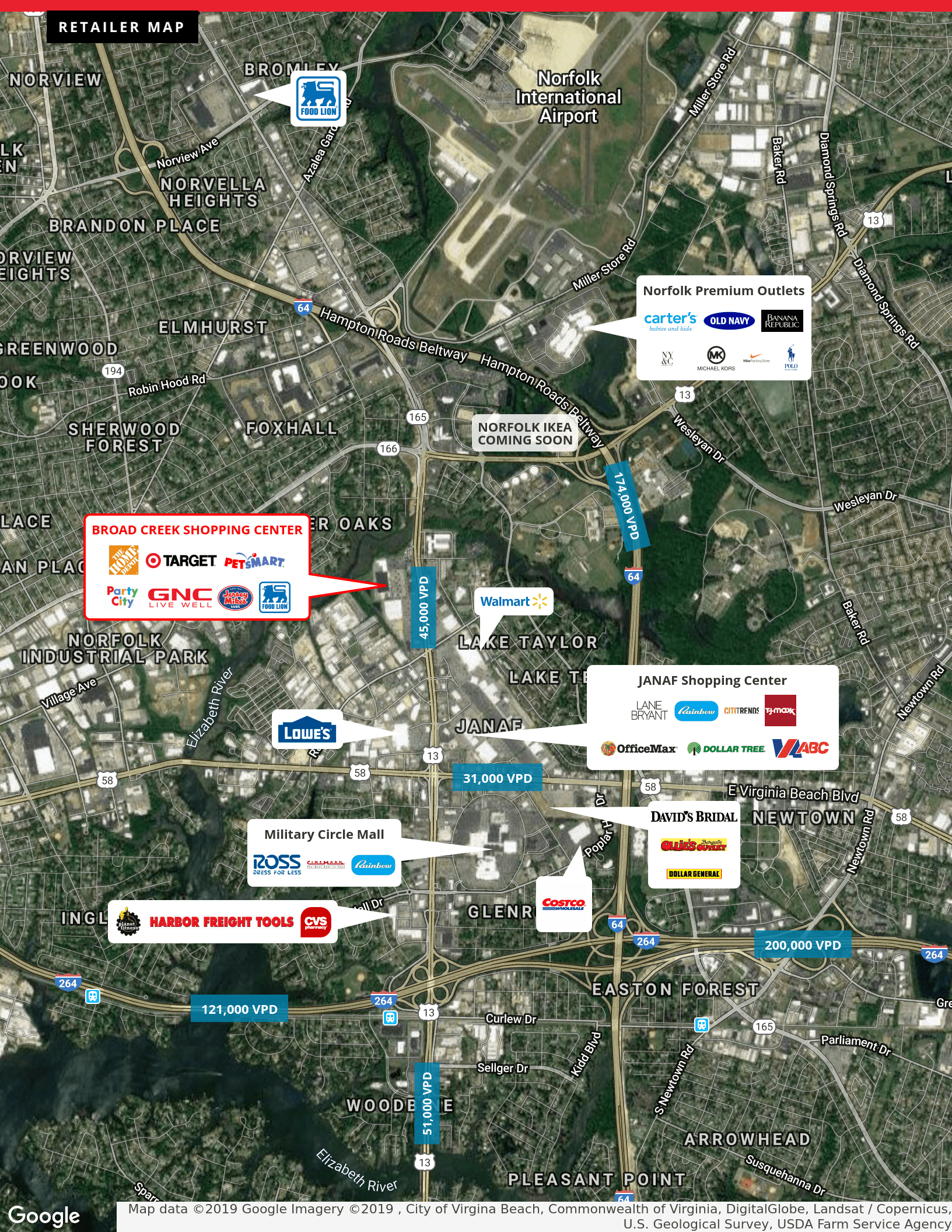
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## SITE PLAN



RETAILER MAP



Norfolk International Airport

**Norfolk Premium Outlets**

NORFOLK IKEA COMING SOON

**BROAD CREEK SHOPPING CENTER**

45,000 VPD



174,000 VPD

**JANAF Shopping Center**

31,000 VPD

**Military Circle Mall**

**DAVID'S BRIDAL**



200,000 VPD

121,000 VPD

51,000 VPD

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## DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	6,898	95,979	299,472
Households	2,527	35,828	116,245
Families	1,675	23,459	73,721
Average Household Size	2.64	2.58	2.49
Owner Occupied Housing Units	1,120	19,737	62,450
Renter Occupied Housing Units	1,407	16,091	53,795
Median Age	31.8	32.9	33.7
<b>2017 Summary</b>			
Population	7,422	100,038	312,567
Households	2,712	37,308	121,438
Families	1,789	24,224	75,991
Average Household Size	2.65	2.59	2.49
Owner Occupied Housing Units	1,061	19,331	61,666
Renter Occupied Housing Units	1,651	17,977	59,772
Median Age	33.0	34.3	35.0
Median Household Income	\$52,113	\$47,599	\$50,755
Average Household Income	\$59,273	\$59,171	\$65,069
<b>2022 Summary</b>			
Population	7,731	102,848	321,963
Households	2,820	38,358	125,216
Families	1,856	24,800	77,864
Average Household Size	2.66	2.59	2.49
Owner Occupied Housing Units	1,069	19,832	63,461
Renter Occupied Housing Units	1,751	18,527	61,755
Median Age	33.4	35.2	36.0
Median Household Income	\$54,303	\$50,170	\$53,309
Average Household Income	\$65,949	\$66,016	\$73,521
<b>Trends: 2017-2022 Annual Rate</b>			
Population	0.82%	0.56%	0.59%
Households	0.78%	0.56%	0.61%
Families	0.74%	0.47%	0.49%
Owner Households	0.15%	0.51%	0.58%
Median Household Income	0.83%	1.06%	0.99%

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS





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