



**THALHIMER**

RETAIL FOR LEASE

# Brenneman Farm Shopping Center

4540 Princess Anne Road, Virginia Beach, VA 23462

Join Tenants



**SMALL SHOP SPACES AND  
OUTPARCELS AVAILABLE**



## Signature Grocery Anchored Retail Development

For more information, contact:

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The Town Center of Virginia Beach  
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**Property Highlights**

- Harris Teeter, Petco and Marshalls-anchored shopping center, located on the northeast corner of Princess Anne Road and South Plaza Trail
- Adjacent to Bishop Sullivan Catholic High School and Bon Secours Medical Center
- Within 3 miles of TCC Virginia Beach Campus
- In the densely populated Kempsville section of Virginia Beach
- 28,278 VPD on South Plaza Trail, between Princess Anne Rd and S. Independence Blvd
- 49,196 VPD on Princess Anne Rd, between Providence Rd and Baxter Rd
- Other Tenants include Jollibee, Dunkin' Donuts, Kumon, Leslie's Pools, Las Palmas, and Primo Pizzeria
- Outparcels available, ranging from 0.5 to 2.7 acres
- Total development size: 227,217 SF

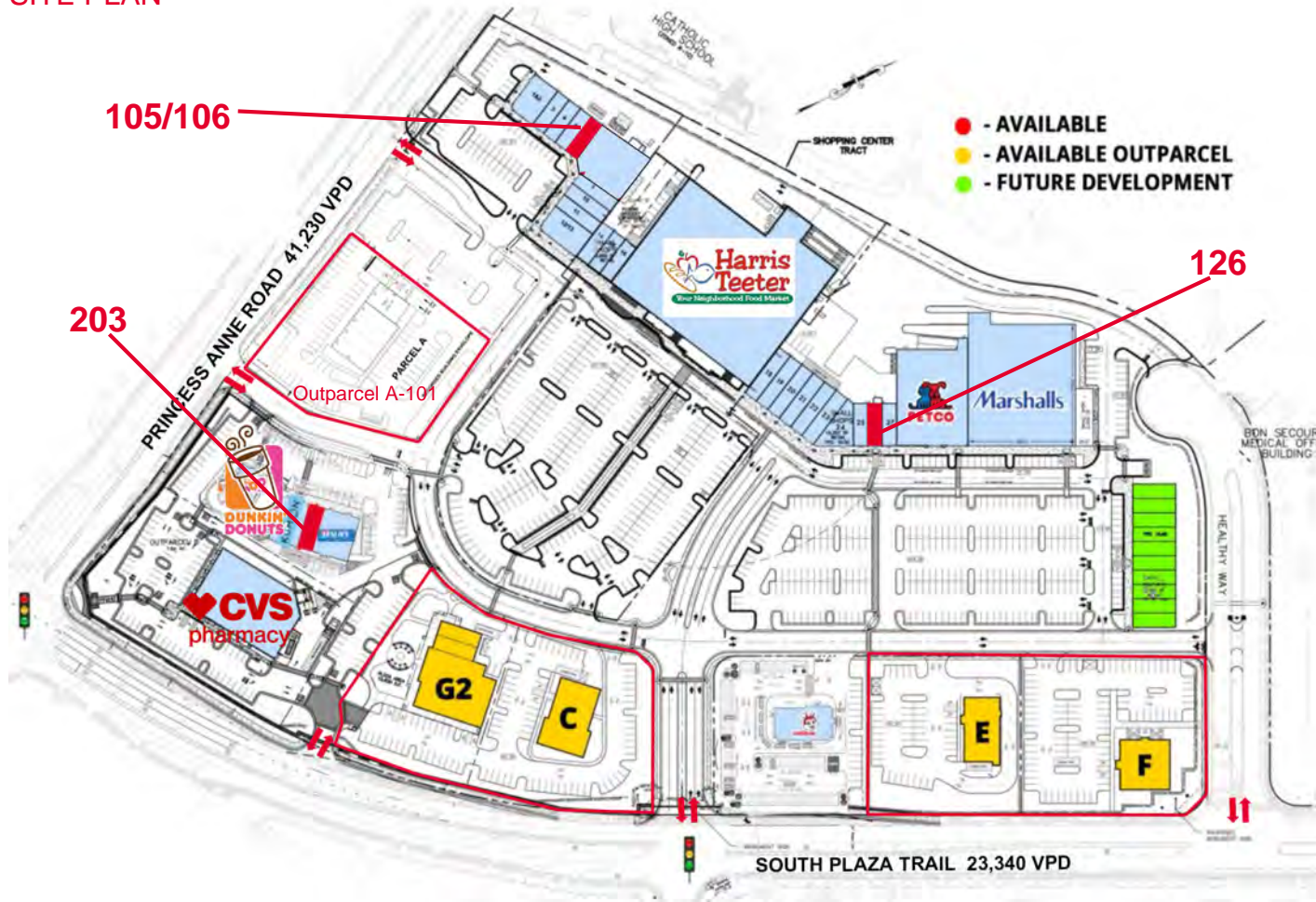
Demographics			
	1 Mile	3 Miles	5 Miles
Population	19,841	152,069	284,404
No. of Households	7,311	56,050	106,069
Avg. HH Income	\$110,875	\$96,337	\$97,025

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SITE PLAN



Small Shop Space

105/106	2,400
126	1,200
203	1,200
Outparcel A-101	4,800

Outparcels

C & G2	±2.6 acres
E	1.1 acres
F	1.3 acres

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