

RETAIL PROPERTY FOR LEASE

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325



 **The KATSIAS**
C O M P A N Y
Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

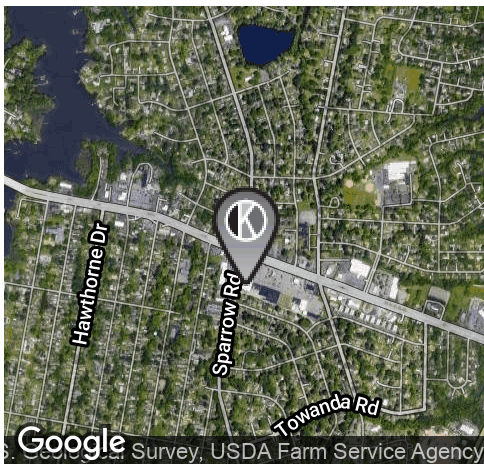
Available SF: 1,097 - 43,817 SF

Lease Rate: \$6.00 - 15.00 SF/yr
(NNN)

Building Size: 123,752 SF

PROPERTY HIGHLIGHTS

- Located near the intersection of Indian River Road and South Military Highway with quick access to I-64, I-264 and I-464
- Anchored by Fresenius Kidney Care, Family Dollar and Advanced Auto
- Approximately 31,000 vehicles per day



DEMOGRAPHICS

	1 Mile	3 Miles	10 Miles
Total Households:	4,540	35,554	324,878
Total Population:	11,537	96,818	883,002
Average HH Income:	\$65,624	\$61,192	\$67,459



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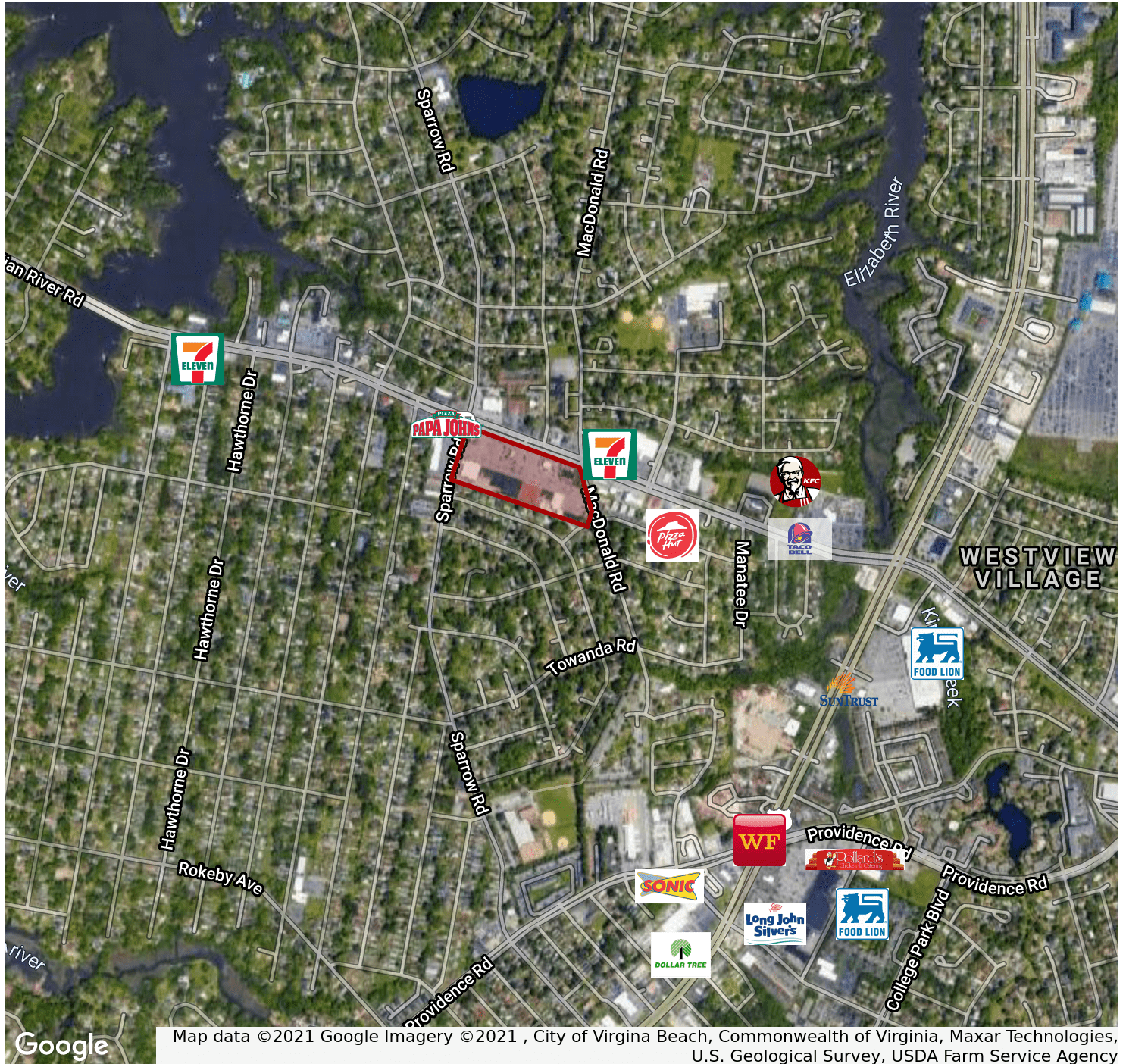
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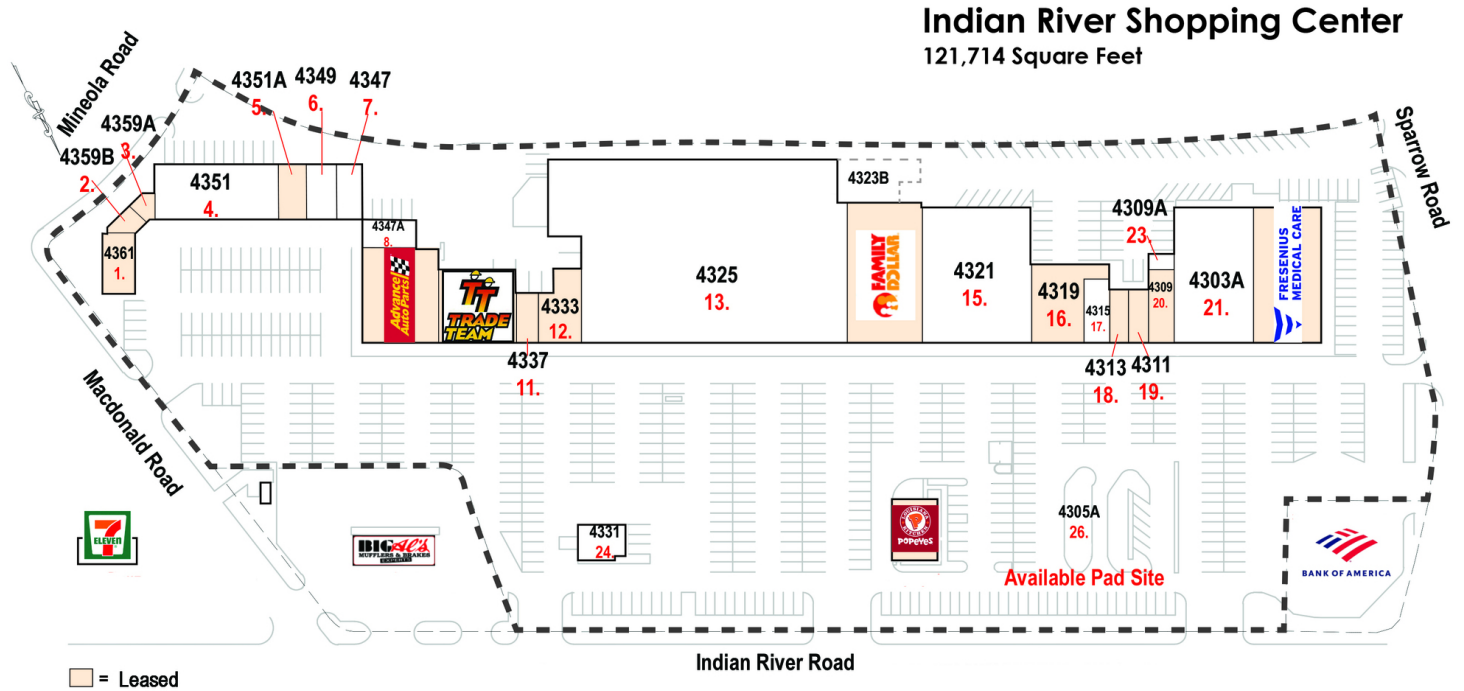
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SITE PLAN



- | | | |
|-----------------------------|-------------------------------|---|
| 1. Families United 1,726 SF | 11. No. 1 Chinese 982 SF | 21. Available 9,235 SF |
| 2. Families United 583 SF | 12. NY Variety 2,587 SF | 22. Fresenius 7,730SF |
| 3. Families United 1,373 SF | 13. Available 43,818 SF | 23. Available Storage 2,000 SF |
| 4. Available 3,474 SF | 14. Family Dollar 8,982 SF | 24. Available Second Gen Space 2,000 SF |
| 5. Senora Angels 1,272 SF | 15. Available 12,476 SF | 25. Popeye's 2,300 SF |
| 6. Available 1,240 SF | 16. B&M Laundry 3,965 SF | 26. Available Pad Site |
| 7. Available 1,263 SF | 17. Available 1,189 SF | |
| 8. Available 1,098 SF | 18. Hair 20 Studio 893 SF | |
| 9. Advance Auto 6,976 SF | 19. Andy's Barber Shop 703 SF | |
| 10. Trade Team USA 3,707 SF | 20. Nail Salon 1,843 SF | |



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