



S.L. NUSBAUM
REALTY CO.

FOR LEASE

HOLLAND WINDSOR CROSSING



3877 HOLLAND ROAD
VIRGINIA BEACH, VA 23452

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

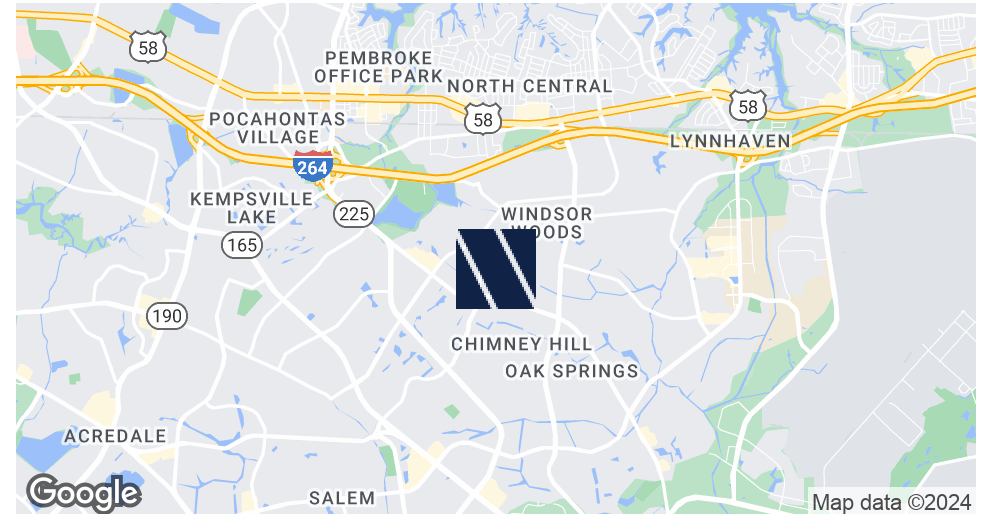
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PROPERTY DESCRIPTION

Tenants include Planet Fitness, Navy Federal Credit Union, Starbucks, and Dollar Tree! Anchored by Kroger Marketplace. Excellent visibility and signage potential. Abundant on-site parking. A 252 unit apartment community is within walking distance.

SPACES	LEASE RATE	SPACE SIZE		
Unit 6	Contact Agent	1,200 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	8,797	53,222	102,571	
Total Population	23,797	142,711	277,731	
Average HH Income	\$64,420	\$69,362	\$75,059	



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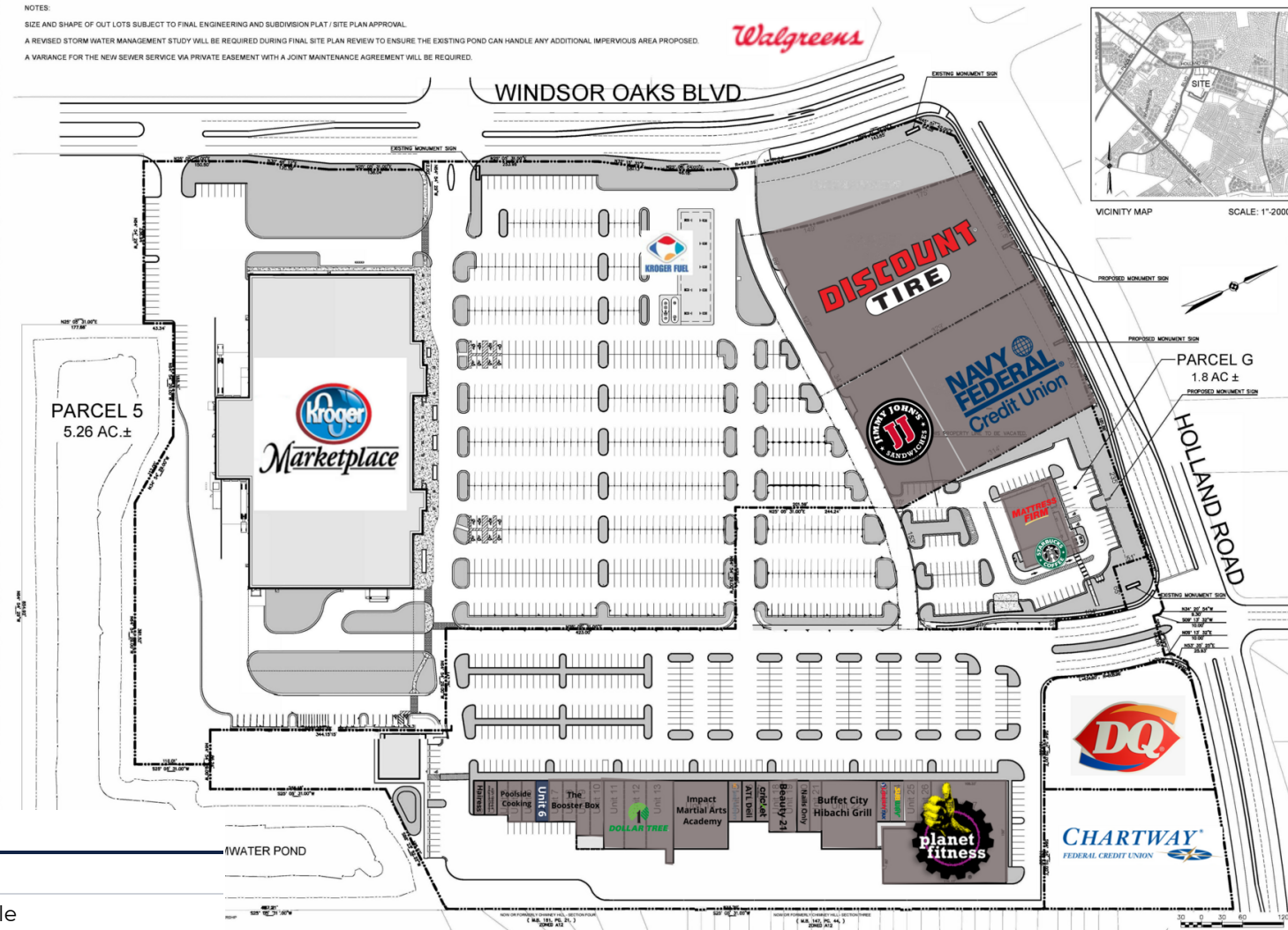
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SITE PLAN

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NOTES:

SIZE AND SHAPE OF CUT LOTS SUBJECT TO FINAL ENGINEERING AND SUBDIVISION PLAT / SITE PLAN APPROVAL.
A REVISED STORM WATER MANAGEMENT STUDY WILL BE REQUIRED DURING FINAL SITE PLAN REVIEW TO ENSURE THE EXISTING POND CAN HANDLE ANY ADDITIONAL IMPERVIOUS AREA PROPOSED.
A VARIANCE FOR THE NEW SEWER SERVICE VIA PRIVATE EASEMENT WITH A JOINT MAINTENANCE AGREEMENT WILL BE REQUIRED.



LEGEND

- Available
- Unavailable

DATE PREPARED 11/14/2017	SCALE 1"=200'
DATE REVIEWED 10/29/2017	SCALE 1"=200'
DATE APPROVED 10/29/2017	SCALE 1"=200'
DATE REVISIONS	SCALE
PROPOSED RETAIL EXPANSION	
HOLLAND WINDSOR CROSSING SHOPPING CENTER	
VIRGINIA BEACH	
SHEET NUMBER 1	

Kimley-Horn
and Associates, Inc.
100 WEST MAIN STREET, SUITE 200
NORFOLK, VA 23510
WWW.KIMLEY-HORN.COM

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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 SF

Lease Term:	Negotiable
Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
■ Unit 6	Available	1,200 SF	NNN	-

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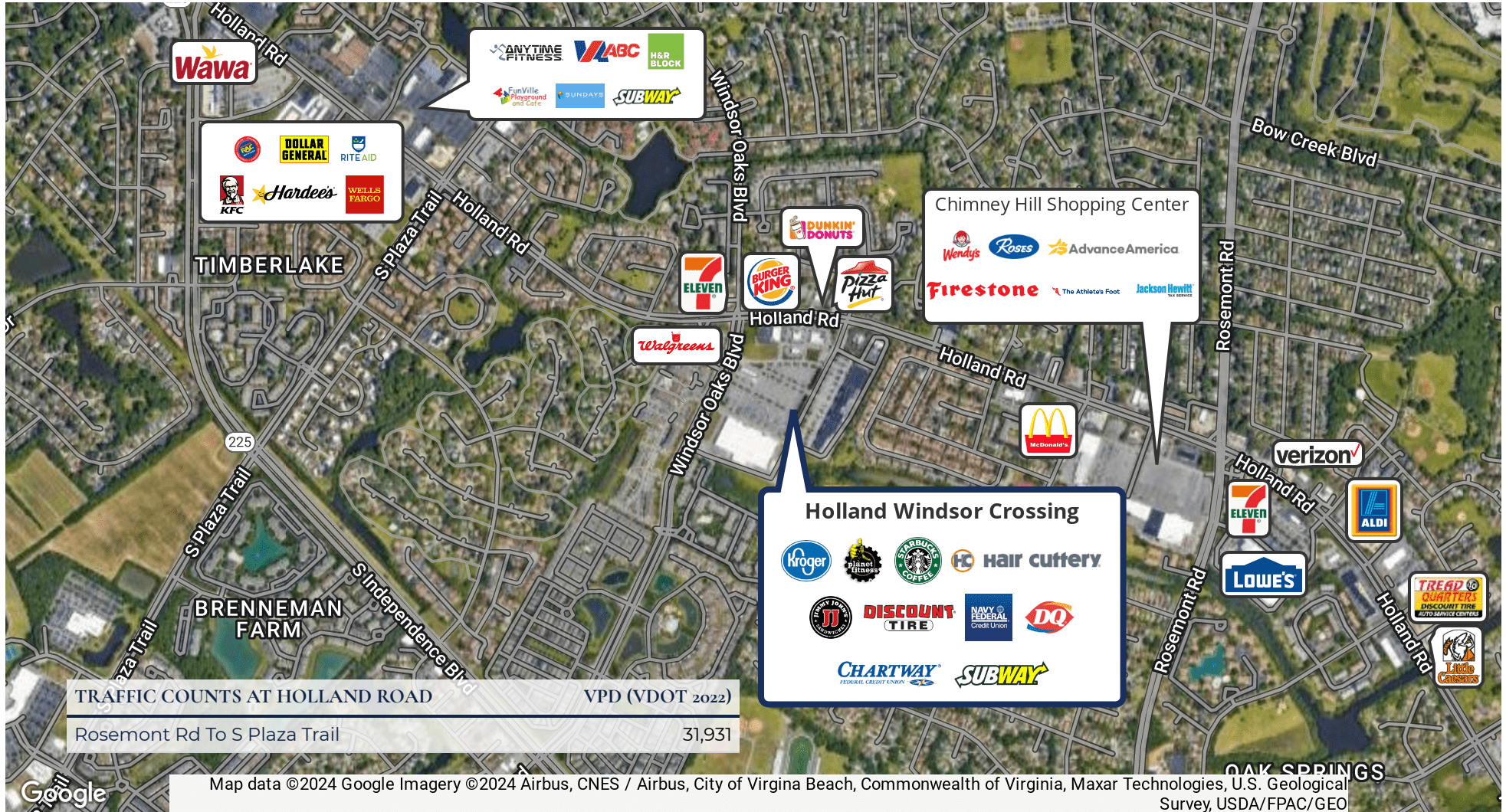




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AREA RETAIL

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ADDITIONAL PHOTOS

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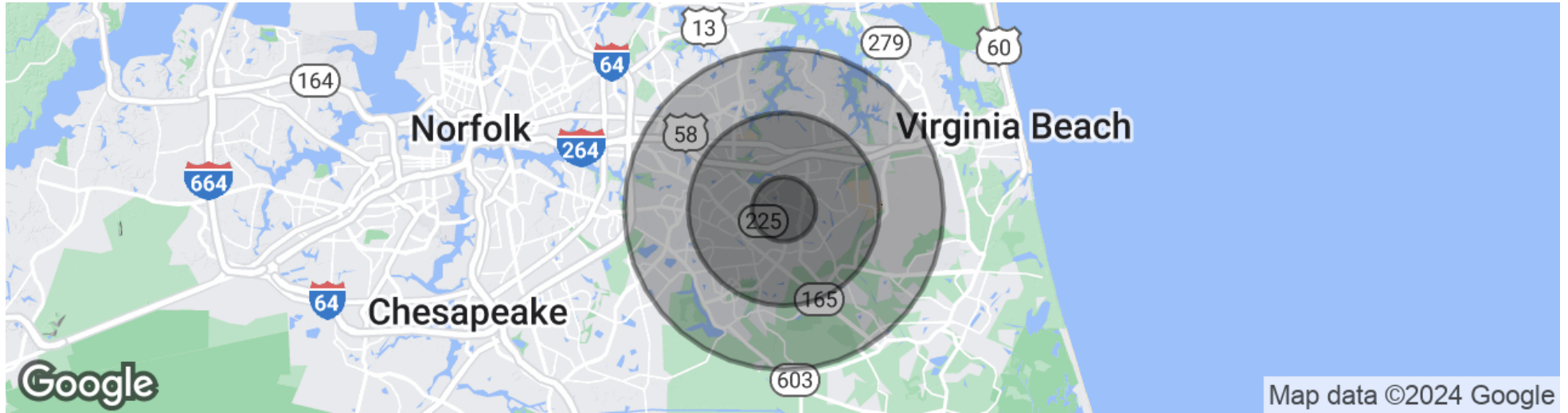




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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,797	142,711	277,731
Average Age	31.8	33.6	34.9
Average Age (Male)	31.7	32.4	33.8
Average Age (Female)	32.4	34.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,797	53,222	102,571
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$64,420	\$69,362	\$75,059
Average House Value	\$221,437	\$246,360	\$280,147

* Demographic data derived from 2020 ACS - US Census

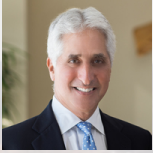
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CONTACT ME



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