



**S.L. NUSBAUM**  
REALTY CO.

**FOR LEASE**

LOEHMANN'S PLAZA SHOPPING CENTER



3980-4040 VIRGINIA BEACH BLVD.  
VIRGINIA BEACH, VA 23452

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

**MURRAY ROSENBACH**  
SENIOR VICE PRESIDENT  
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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

3980-4040 VIRGINIA BEACH BLVD.  
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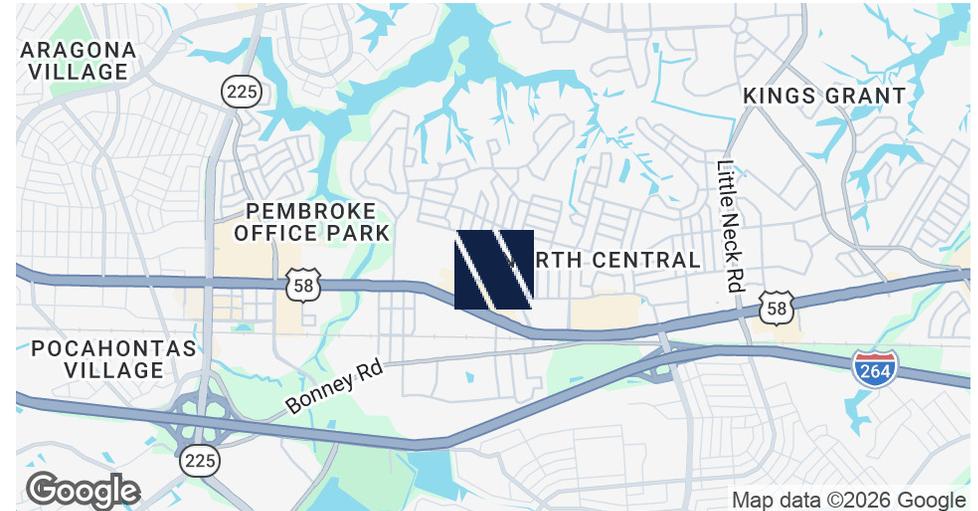


## PROPERTY DESCRIPTION

Loehmann's Plaza features West Marine, 2nd & Charles, Dollar Tree, Applebee's, HobbyTown USA, 5.11 Tactical, Verizon Wireless, and more. The center is just east of Pembroke Square and Virginia Beach Town Center.

SPACES	LEASE RATE	SPACE SIZE
Unit 12	Contact Agent	4,200 SF
Unit 30	Contact Agent	14,085 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
Total Population	13,499	121,477	286,584
Average HH Income	\$66,011	\$70,051	\$75,322



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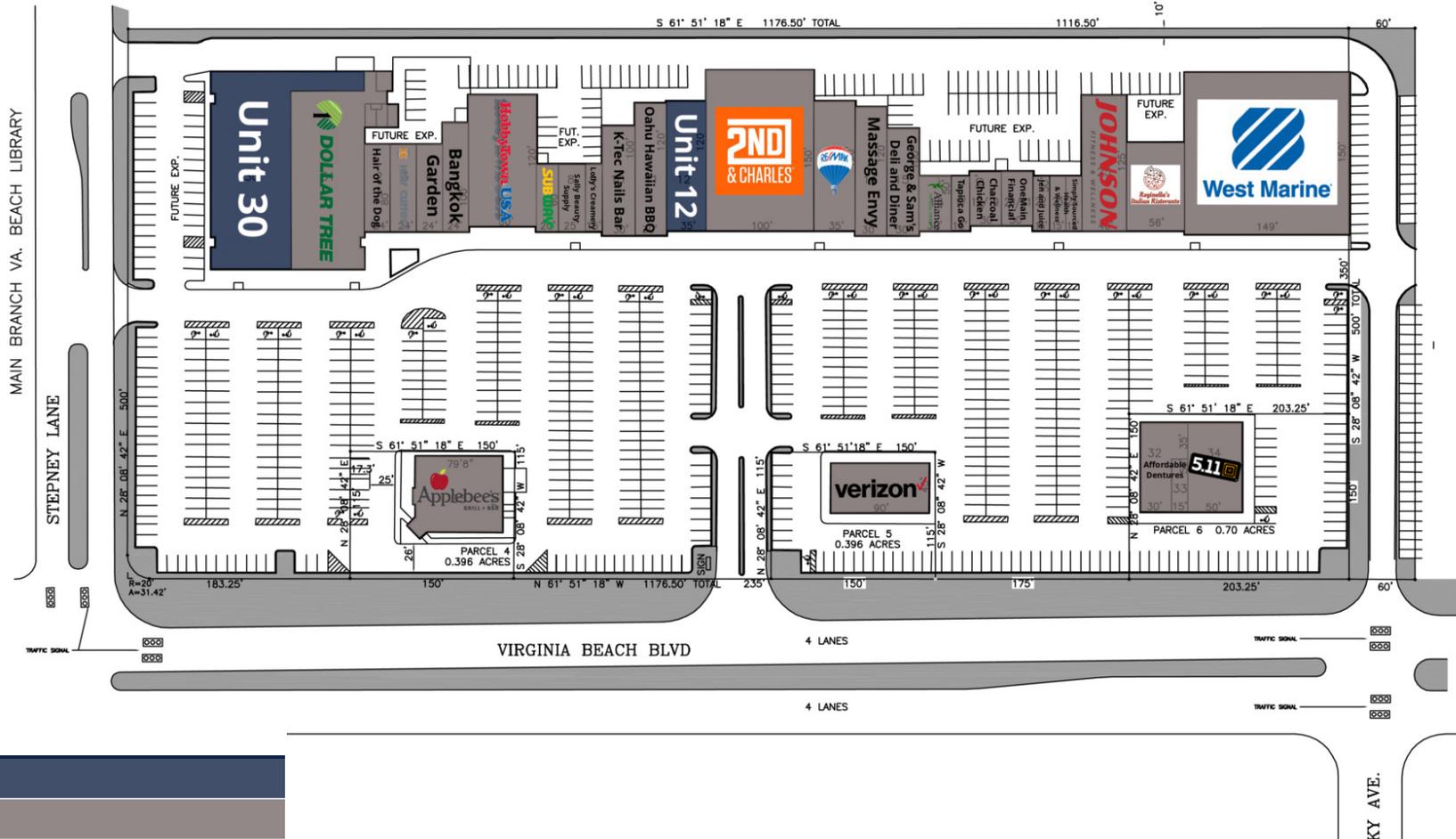




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# SITE PLAN

3980-4040 VIRGINIA BEACH BLVD.  
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## LEGEND

Available
Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,200 - 14,085 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 12	Available	4,200 SF	NNN
■ Unit 30	Available	14,085 SF	NNN

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# AREA RETAIL

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# ADDITIONAL PHOTOS

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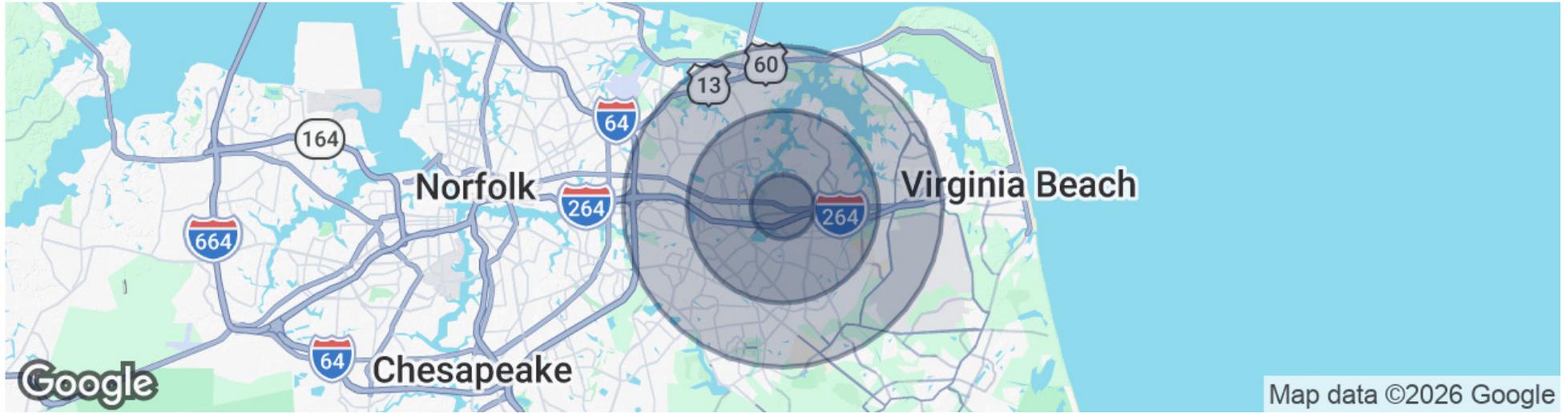




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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,499	121,477	286,584
Average Age	36.0	35.2	35.6
Average Age (Male)	34.5	34.4	34.5
Average Age (Female)	37.0	36.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$66,011	\$70,051	\$75,322
Average House Value	\$304,464	\$271,682	\$298,079

\* Demographic data derived from 2020 ACS - US Census

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# CONTACT US



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