



B. Gray Randolph SIOR
Executive Vice President
+1 757 228 1817
gray.randolph@colliers.com

Tyler Brooks
Senior Vice President
+1 757 213 8110
tyler.brooks@colliers.com

Landon Patrick
Associate
+1 757 288 1133
landon.patrick@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Retail For Lease The Canopy

1413 Laskin Road | Virginia Beach, Virginia



Accelerating success.

Property Overview

Description:

The Canopy will be one of the most significant mixed use developments in eastern Virginia Beach. Along with multi-family living (132 units), the project will include +/-50,000 square feet of office space, +/-10,000 square feet of retail, and a 1.12 ac outparcel. For retailers, restaurants and service providers, this location is situated between the affluent oceanfront and one of the region's retail hotspots, Hilltop. Just the grocery lineup in Hilltop is unmatched in the region, including Whole Foods, Trader Joe's, Fresh Market, Kroger, Aldi, Walmart and Target and with 2 Harris Teeter stores on either side of Hilltop. With The Canopy's proximity to the Virginia Beach oceanfront, it will be impacted by the 7.1 million visitors to the beachfront annually. Along with the summer draw, there are year 'round events in and around the beach. Noteworthy to area residents, the feeder road removal project will enhance the accessibility to The Canopy and the traffic flow around it.

New construction of Retail to be completed approximately Q4 of 2025 and Office to be completed approximately Q3 of 2028!

Address: 1413 Laskin Road, Virginia Beach, VA 23451

Property: **Units:** 132
Retail: +/-10,000 SF ground level retail
Outparcel: 1.12 ac parcel available for land lease
Office Space: Up to +/- 30,000 SF (Available on floors 1, 2 & 3)

Lease Rate: Contact Agent

Surrounding Commercial: Target, Starbucks, Trader Joe's, Chick-Fil-A, Total Wine, Whole Foods, Fresh Market

Surrounding Landmarks: The Virginia Beach Convention Center, The Vibe District, The Virginia Beach Sports Center, 31 Ocean, Neptune's Park, The Cavalier on the Hill, the new Marriott Hotel Oceanfront, Princess Anne Country Club, The Cavalier Yacht & Golf Club, Oceana Naval Air Station, Sentara Virginia Beach General Hospital, Virginia Museum of Contemporary Art and 11,400 hotel rooms and timeshares at the Virginia Beach oceanfront

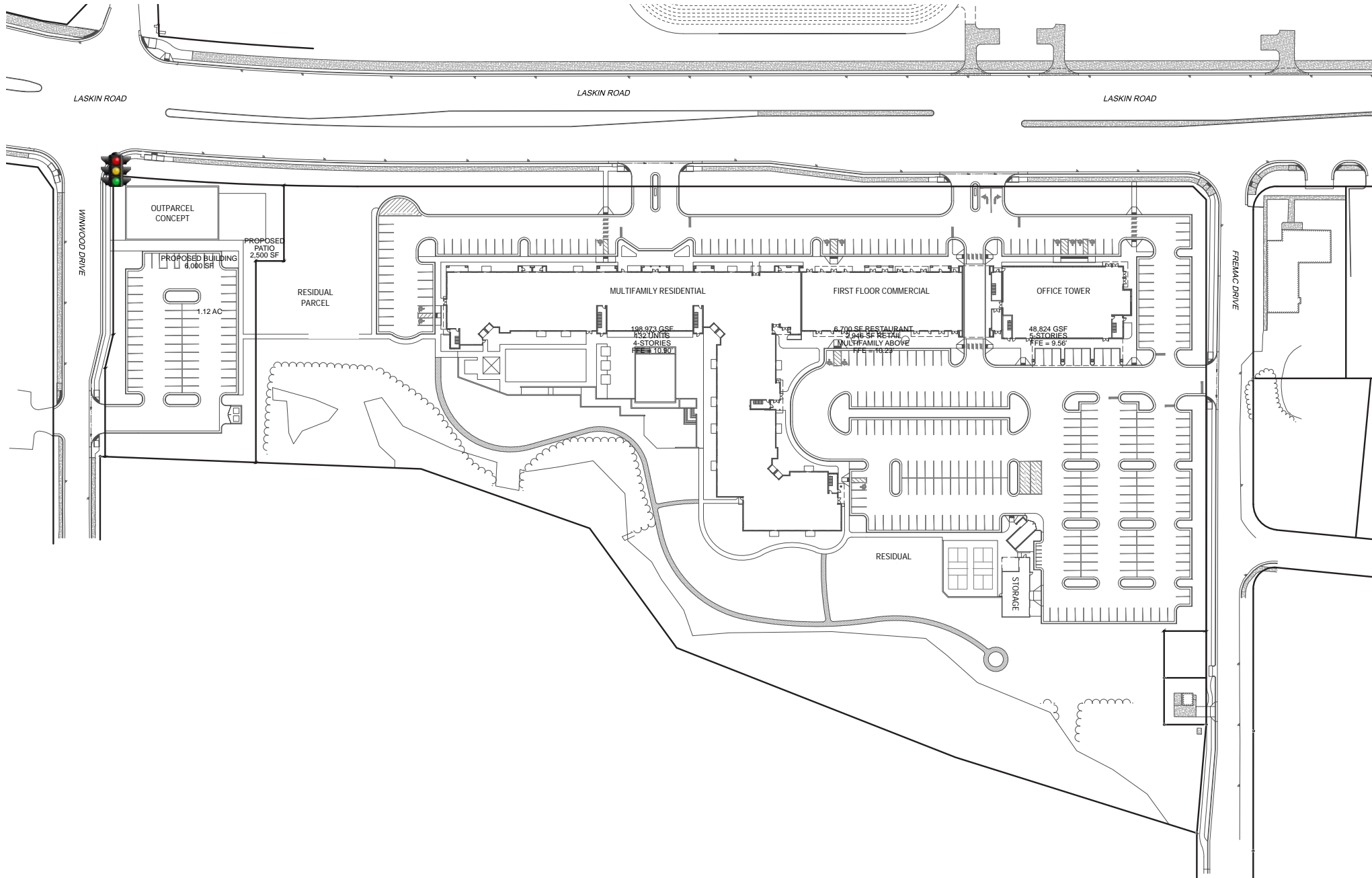
Traffic Counts: 23,000 ADT

Demographics:	1 Mile			3 Miles	5 Miles
	Population	11,960	60,241	109,428	
	Daytime Population	11,725	59,572	124,476	
	Average HH Income	\$57,360	\$70,528	\$75,174	

Site Plan



Site Plan

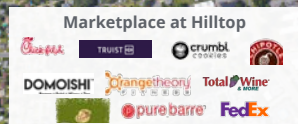


Renderings



Aerial View





Laskin Rd 24,000 ADT

Birdneck Rd N

66,000 ADT

Virginia Beach Blvd

VIRGINIA BEACH CONVENTION CENTRE

VIBE DISTRICT CREATIVE



B. Gray Randolph Sior
Executive Vice President
+1 757 228 1817
gray.randolph@colliers.com

Tyler Brooks
Senior Vice President
+1 757 213 8110
tyler.brooks@colliers.com

Landon Patrick
Associate
+1 757 288 1133
landon.patrick@colliers.com