

FOR LEASE

COLLEGE PARK SQUARE SHOPPING CENTER

6501-6571 College Park Square | Virginia Beach, VA 23464



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

COLLEGE PARK SQUARE SHOPPING CENTER

6501-6571 College Park Square | Virginia Beach, VA 23464



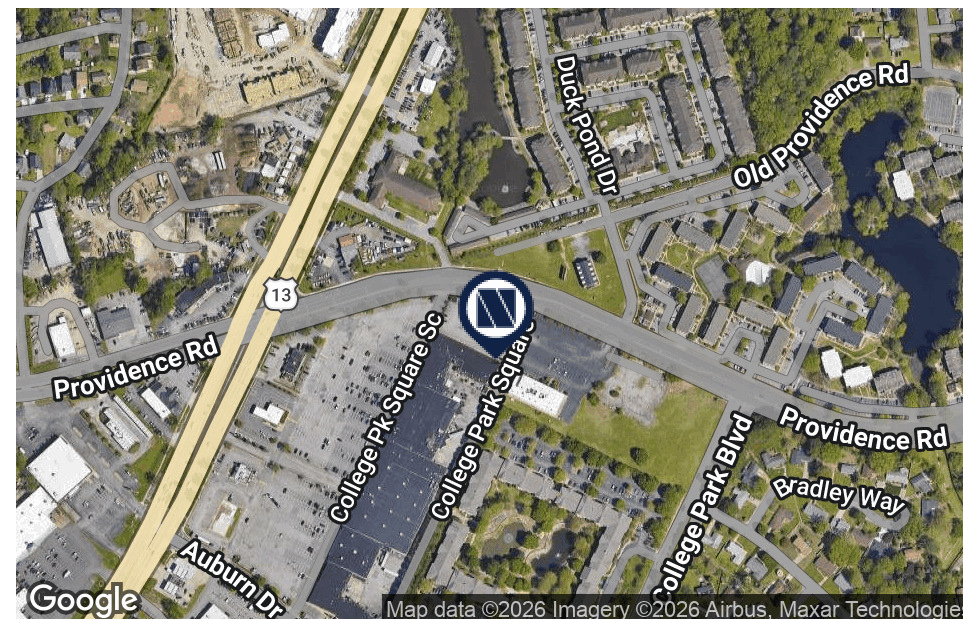
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PROPERTY DESCRIPTION

This well-positioned property offers prime retail spaces for lease, providing flexibility and visibility for businesses. With ample parking and a strategic layout, the property presents an ideal canvas for retail ventures to thrive. The location's accessibility and strong traffic flow contribute to its appeal, offering a solid foundation for retail success. Join a diverse mix of tenants, including Food Lion, Subway and Firestone.

SPACES	LEASE RATE	SPACE SIZE
Unit 31	Contact Agent	800 SF
Outparcel A	Contact Agent	0.69 Acres



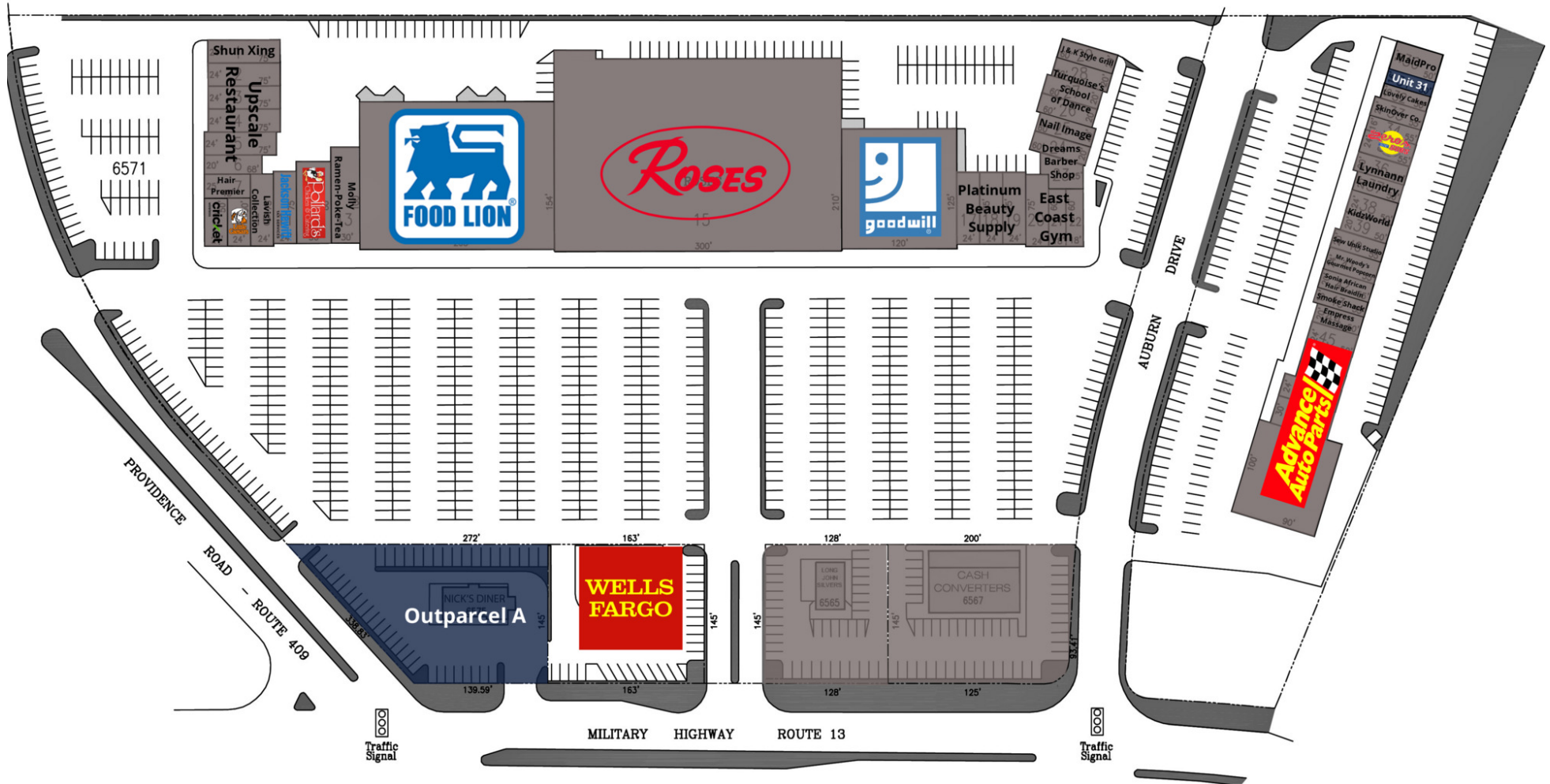
SITE PLAN

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LEGEND

- Available
- Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	800 - 30,056 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 31	Available	800 SF	NNN
■ Outparcel A	Available	0.69 Acres	Ground Lease

AREA RETAIL

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ADDITIONAL PHOTOS

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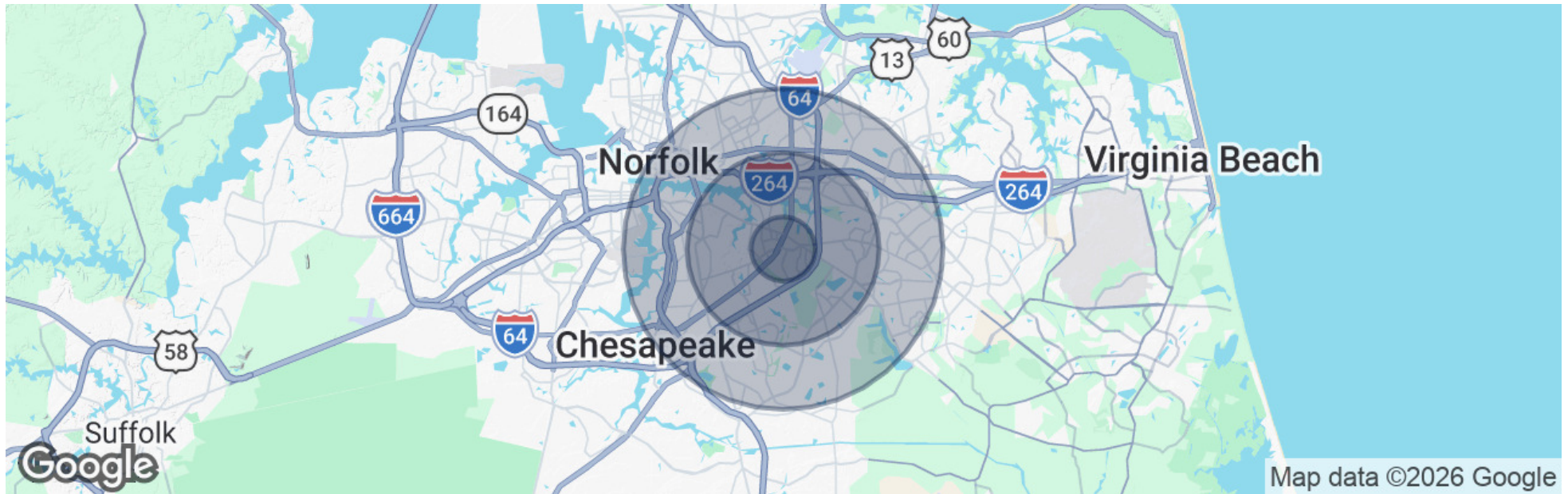
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,589	100,716	278,602
Average Age	37.2	37.8	36.9
Average Age (Male)			
Average Age (Female)			
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,854	38,397	103,726
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$69,756	\$78,848	\$78,061
Average House Value	\$206,769	\$238,826	\$236,296

* Demographics derived from 2020 CoStar data

CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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