

# retail FOR LEASE

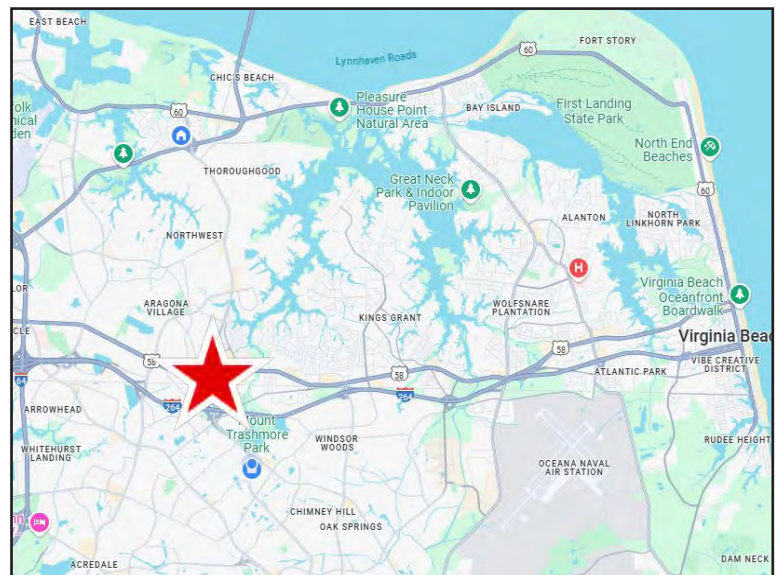


Towne Center Market Place | 4649 - 4725 Independence Blvd., Virginia Beach, VA

## PROPERTY FEATURES:

- **Join VB's first Wegman's in the heart of Town Center!** Along with Office Depot, AT&T, Lendmark Financial, Ideal Image, Velocity Urgent Care & more!
- **PHASE III AVAILABILITY:**
  - Building D = ±1,200-19,200 sf (Fall 2026)
  - Building E = ±1,200-3,400 sf (Spring 2026)
  - Building F = ±1,200-16,800 sf (Summer 2026)
- **New & Existing Retail Development** in the centrally located business district of Virginia Beach - second largest MSA in Virginia with 2M POP
- **Busiest Intersection in Virginia Beach** - Traffic Counts of over 43K along Virginia Beach Blvd. & over 62K along Independence Blvd.
- **Adjacent to Town Center**, a mixed-use project with over 900 residences and hotels, as well as Pembroke Square.

| DEMOGRAPHICS    | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------|----------|----------|----------|
| Est. Population | 5,171    | 129,710  | 303,965  |
| Avg HH Income   | \$59,908 | \$63,734 | \$64,779 |
| Households      | 6,366    | 50,944   | 114,534  |



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# BUILDING D



# BUILDING E



# BUILDING F

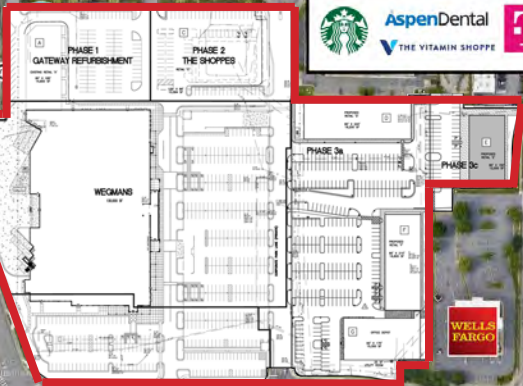


# SITE PLAN





**PEMBROKE SQUARE**



**VIRGINIA BEACH TOWN CENTER**



**PEMBROKE SQUARE**

- target
- Starbucks
- REI
- KOHL'S
- SEPHORA
- Rack
- DSW
- THE FRESH MARKET
- OLD NAVY
- Bath & Body Works
- SportClips
- Pizza Hut
- SMOKEY BONES
- Walgreens
- TRUIST
- Jacobs
- TIRE CHOICE

**PEMBROKE PLACE**

- FLOOR DECOR
- Michaels
- crumbl cookies
- Tanora

**Wegmans**

- Great Clips
- Starbucks
- AspenDental
- THE VITAMIN SHOPPE

**VIRGINIA BEACH TOWN CENTER**

- WESTIN
- Yard House
- Nike
- LEGO
- RUTY'S
- FREE PEOPLE
- Books & Brews
- WILLIAMS-SONOMA
- POTTERY BARN
- west elm
- lululemon
- california PIZZA HUT
- bluemercury
- P.F. CHANG'S
- Onesecake Factory
- Hilton Garden Inn
- ANTHROPOLOGIE
- COLD STONE
- MEN'S WEARHOUSE
- LENSCRAFTERS

**COLUMBUS VILLAGE**

- HAND & STONE
- CAVA
- BARNES & NOBLE
- five BELOW
- SHAKE SHACK
- ULTA
- benefit
- DAVID'S