

FOR  
LEASE

JOIN Dollar General, LeMans Karting, Lyft,  
Atlantis Games and Comics, Hidden Treasures  
Galleria, California Burrito, Total Car Care, and More!

VICTORY WEST SHOPPING CENTER



**MICHAEL P. ZARPAS**

Owner/Broker

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2830-2886 Airline Boulevard | Portsmouth, VA 23701

**GLOBAL**  
REAL ESTATE INVESTMENT

# SUMMARY

Location	2830-2886 Airline Boulevard Portsmouth, Virginia 23701
Available Units	See Site Plan on Page 3
Traffic Count	21,000 VPD
Zoned	GMU

# HIGHLIGHTS

- One mile from new Rivers Casino!
- Anchor property of new upcoming entertainment district
- Located at the corner of Airline Boulevard and City Park Avenue in the centrally-located Victory corridor
- Lies within the Virginia Enterprise Zone



## POPULATION

1 MILE	3 MILE	5 MILE
11,126	78,157	158,990



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$65,987	\$79,475	\$85,347



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,368	30,461	62,221



# SITE PLAN

UNIT	SQUARE FEET	RENT PER SF	LEASE TYPE
14 (2854)	1,626 SF	\$19.00	NNN, \$2.98 PSF
22 (2830-F)	1,000 SF	\$19.00	NNN, \$7.72 PSF
23-24 (2830-C)	1,000 SF	\$19.00	NNN, \$7.72 PSF
26 (2830-A)	1,200 SF	\$19.00	NNN, \$7.72 PSF
27 (2830-E)	1,050 SF	\$19.00	NNN, \$7.72 PSF



# AERIAL



**VICTORY WEST SHOPPING CENTER**

- EMANS KARTING
- WELLS FARGO
- DOLLAR GENERAL
- lyft
- JACKSON HEWITT TAX SERVICE
- ATLANTIS GAMES & COMICS
- LABOR FINDERS

**Victory Crossing**

- Farm Fresh SUPERMARKET
- EZPass
- Rainbow
- KENYA KISUMU
- Dollar Tree
- ASHLEY STEWART
- RAC
- jiffylube
- T Mobile
- UPS
- ROSS
- GameStop
- PIZZA HUT DELIVERY
- FIREHOUSE SUBS



**MICHAEL P. ZARPAS**

PRESIDENT | OWNER/BROKER

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